# \$939,000 - 8716 34 Avenue Nw, Calgary

MLS® #A2259265

### \$939,000

5 Bedroom, 4.00 Bathroom, 1,982 sqft Single Family on 0.07 Acres

Bowness, Calgary, Alberta

Discover the epitome of modern living in this impeccably located home! Nestled on a quiet street, steps from Bowness Park and next to a school, this 5-bedroom, 3.5-bath residence offers over 2700 sqft of luxury. The home showcases countless upgrades, including a **CUSTOM UPGRADED QUARTZ** BACKSPLASH throughout. The gourmet kitchen features a stainless steel KitchenAid package with built-in wall oven & microwave, double-door fridge with waterline, dishwasher, custom canopy hood fan, plus a large island with custom slat design and quartz waterfall, pantry, pull-outs, quartz counters, under-cabinet lighting, and custom cabinetry. The main floor also includes a formal dining area, living room with custom built-ins & fireplace, and a designer mudroom with bench & storage. Upstairs, you'II find two spacious bedrooms, a laundry room with sink, a full bath, a bonus room with 10ft tray ceiling, and a luxurious master retreat with 10ft tray ceiling, a vast custom walk-in closet, and a spa-inspired ensuite featuring a freestanding tub, double vanity, and custom-tiled shower. The fully developed LEGAL basement suite offers spacious open-concept living with a bright living room enhanced by a large window, a dining area, and a custom kitchen complete with quartz backsplash, microwave hoodfan, breakfast bar, and ample counter space. It also features two large bedrooms, stacked laundry, and a full bathroom with a tiled surround shower. Exterior highlights



include custom concrete steps, walkways, and patio, full landscaping, new fencing, BBQ gasline, and a private backyard area designed for basement tenants to enjoy. Additional features: 9ft ceilings on all levels, 8ft doors, flat painted ceilings (main & upper), knockdown basement ceilings, smart home wiring, upgraded lighting, custom faucets, central vac rough-in, AC rough-in, and CAT 5 wiring. A true blend of craftsmanship and intelligent design, this home is a must-see. Don't miss this opportunityâ€"next door unit 8718 is also availab le! (id:6289)

#### Built in 2025

### **Essential Information**

Listing # A2259265
Price \$939,000

Bedrooms 5

Bathrooms 4.00

Half Baths 1

Square Footage 1,982 Acres 0.07 Year Built 2025

Type Single Family

Sub-Type Freehold

## **Community Information**

Address 8716 34 Avenue Nw

Subdivision Bowness
City Calgary
Province Alberta
Postal Code T3B1R7





### **Amenities**

Amenities Park, Playground, Recreation Nearby, Schools, Shopping

Features See remarks, Back lane, PVC window, Closet Organizers, No Animal

Home, No Smoking Home

Parking Spaces 2

Parking Detached Garage, Oversize, Street

# of Garages 2

### Interior

Appliances Washer, Refrigerator, Cooktop - Gas, Dishwasher, Range, Dryer,

Microwave, Microwave Range Hood Combo, Hood Fan, Garage door

opener, Washer/Dryer Stack-Up

Heating Natural gas Forced air, Other

Cooling See Remarks

Fireplace Yes

# of Fireplaces 1

# of Stories 2

Has Basement Yes

Basement Separate entrance

### **Exterior**

Exterior Concrete

Construction Poured concrete, Wood frame

Foundation Poured Concrete

### **Listing Details**

Listing Office Century 21 Bravo Realty





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