\$2,150,000 - 3511 34 Avenue Sw, Calgary

MLS® #A2246577

\$2,150,000

5 Bedroom, 5.00 Bathroom, 3,576 sqft Residential on 0.14 Acres

Rutland Park, Calgary, Alberta

Nestled on a quiet cul-de-sac, this stunning home in the highly desirable community of Rutland Park offers your family the luxury of a custom home without the wait. You'll immediately feel at home, as you enter from your heated double attached garage with an additional tandem spot for a 3rd vehicle, but perfect for trucks. Step inside to discover a thoughtfully designed main floor featuring an office, spacious living room, and a convenient mudroom/pantry. The gourmet custom kitchen, equipped with Miele and Dacor appliances, boasts three ovens and a six-burner range, making it ideal for hosting large family gatherings. The dining room, with its impressive 19-foot ceilings and double sided fireplace, adds a touch of grandeur to every meal. Ascend the uniquely designed staircase to the second floor where you will be greeted by an open, bright and spacious bonus room. The bonus room is complimented with 4 generously sized bedrooms upstairs. The expansive primary suite spans the full width of the home and includes a lavish bedroom, a six-piece ensuite with a steam shower, and a walk-through closet with direct access to the spacious and custom laundry room. Two of the secondary bedrooms share a Jack-and-Jill bathroom, and the 3rd has a private ensuite, and each is equipped with walk-in closets. Bedrooms are large enough to support a king sized bed. The basement is an entertainer's dream, featuring a spacious open area with a full bar and peninsula island, a fifth bedroom, a







three-piece bathroom, and an expansive theater room perfect for movie nights. There's also an area for a gym. The fully landscaped exterior showcases a large, private south-facing backyard with a covered deck, perfect for outdoor gatherings. This home is crafted with premium materials and is equipped with modern amenities such as an Alexa-powered smart home system, wired speakers, in-floor heating in the basement and attached garage, and triple-glazed Lux Windows. Don't miss the opportunity to make this exquisite property your forever home. This home is registered with the New Home Warranty program.

Built in 2024

Essential Information

MLS® # A2246577
Price \$2,150,000

Bedrooms 5

Bathrooms 5.00

Full Baths 4

Half Baths 1

Square Footage 3,576 Acres 0.14

Year Built 2024

Type Residential

Sub-Type Detached Style 2 Storey

Status Active

Community Information

Address 3511 34 Avenue Sw

Subdivision Rutland Park

City Calgary
County Calgary
Province Alberta
Postal Code T3E0Z6

Amenities

Parking Spaces 3

Parking 220 Volt Wiring, Front Drive, Heated Garage, Insulated, Triple Garage

Attached, Concrete Driveway, Enclosed, Garage Faces Front, On Street,

Owned, Paved, Plug-In, Private Electric Vehicle Charging Station(s)

of Garages 3

Interior

Interior Features Bar, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity,

French Door, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Steam Room, Walk-In Closet(s), Wired for Sound, Chandelier, Recessed

Lighting, Smart Home, Storage, Sump Pump(s)

Appliances Bar Fridge, Garage Control(s), Gas Range, Gas Stove, Oven-Built-In,

Range Hood, Refrigerator, Washer/Dryer, Built-In Refrigerator, Built-In Freezer, Built-In Oven, Double Oven, Electric Oven, Freezer, Gas Oven,

Humidifier, Range, Stove(s)

Heating Fireplace(s), Forced Air, Natural Gas, In Floor

Cooling Other Fireplace Yes

of Fireplaces 1

Fireplaces Gas
Has Basement Yes

Basement Full

Exterior

Exterior Features Lighting, Private Yard

Lot Description Back Lane, City Lot, Rectangular Lot, Back Yard, Cul-De-Sac, Lawn,

Landscaped, Private, Views

Roof Asphalt Shingle, Metal

Construction Concrete, Wood Frame, Cement Fiber Board, Manufactured Floor Joist

Foundation Poured Concrete

Additional Information

Date Listed August 7th, 2025

Days on Market 100 Zoning SR

Listing Details

Listing Office CIR Realty

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