

**7314 34 Avenue NW**  
**Calgary, Alberta**

**MLS # A2285318**



**\$710,000**

<b>Division:</b>	Bowness		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,995 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Gazebo, Landscaped, Low Maintenance Landscape, F		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Granite Counters, Jetted Tub, Stone Counters		

**Inclusions:** Hot tub

Gorgeous, move-in-ready home featuring rich Tigerwood hardwood floors and a tiled entry. The stunning, updated kitchen boasts quartz countertops, stainless steel appliances, a corner pantry, and a large island that opens seamlessly to the family room with a cozy gas fireplace and access to a spacious deck overlooking a private, fenced backyard. The main floor showcases 9-foot ceilings and elegant back-lit crown moldings throughout. A striking staircase with maple railings, iron spindles, and a skylight creates a bright and inviting transition to the upper level. Upstairs, the primary bedroom offers a walk-in closet and private balcony with glass railing and scenic south hillside escarpment views. The spa-like ensuite features granite countertops, a jetted tub, and a separate shower. A convenient second-floor laundry room completes this level. All bathrooms are finished with tile floors, backsplashes, and tiled tub surrounds. The fully finished basement continues the 9-foot ceilings and includes a spacious fourth bedroom, providing ideal space for guests, a home office, or extended family. Completing the home is a double detached garage, offering ample parking and storage.