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GRASSROOTS REALTY GROUP

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8017 34 Avenue NW
Calgary, Alberta

MLS # A2356433

$899,900

Division:	Bowness		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,090 sq.ft.	**Age:**	2026 (0 yrs old)
Beds:	5	**Baths:**	3 full / 1 half
Garage:	Double Garage Detached, On Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, City Lot		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Tile, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	**Zoning:**	R-CG
Foundation:	Poured Concrete	**Utilities:**	-

Features: Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Tray Ceiling(s), Walk-In Closet(s)

Inclusions: Electric Range, Refrigerator, Dishwasher, Washer/Dryer in Basement, EV Charger

2090 SQFT | MOVE-IN READY | MAIN FLOOR OFFICE | FLAT CEILING | HEATED DOUBLE CAR GARAGE | BUILT-IN KITCHENAID APPLAINCES | FULLY FENCED AND LANDSCAPED | FULLY UPGRADED Welcome to this exceptional pre-construction semi-detached home in the highly desirable and evolving community of Bowness, offering over 2,900 square feet of meticulously crafted living space that perfectly balances sophisticated urban convenience with outdoor adventure. Built with a durable Hardy exterior and loaded with high-end upgrades from top to bottom, the main level features 10 foot ceilings, wide-plank hardwood and tile flooring, a dedicated home office with custom-built bookshelves, a main-floor bar with custom cabinetry, an inviting living room centered around a cozy fireplace, and a chef's kitchen equipped with maple cabinetry, a massive central island, quartz countertops, and a top-tier KitchenAid appliance package. The 9ft upper level showcases an open-riser staircase with a modern glass railing leading to three spacious bedrooms—each featuring custom feature walls—and a primary retreat with dramatic vaulted ceilings, a massive walk-in closet, and a spa-inspired 5-piece ensuite featuring luxurious heated flooring, a standalone tub, and a luxury 5-faucet shower. Adding incredible versatility for extended family or rental income, the fully finished lower level consists of a fully self-contained 2-bedroom legal suite with its own private exterior entrance, independent laundry, 9-foot ceilings, quartz countertops, and the same high-end finishes as the rest of the home. Outdoors, residents can enjoy a fully fenced and landscaped backyard, a heated double-car detached garage with an EV charger plug included, and prime proximity to Bowness Park, WinSport, Bowmont Park, and the Bow River pathways, with both units currently available for purchase

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