

3336 35 Avenue SW
Calgary, Alberta

MLS # A2169667



\$889,000

Division:	Rutland Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,201 sq.ft.	Age:	1956 (68 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Oversized, Workshop in Garage		
Lot Size:	0.14 Acre		
Lot Feat:	Landscaped, Private, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, French Door, Granite Counters, No Smoking Home, Open Floorplan, Pantry, Soaking Tub		

Inclusions: lower level TV,

Exceptional bungalow in the quiet heart of desirable Rutland Park. Situated on a large and private 50' x 120' lot with lovely landscaping, mature trees and surrounded by other well-kept homes. This is a great family home offering 2234 square feet of development with 4 bedrooms, 2 full baths and 2 fireplaces. Extensive renovations and upgrades, both inside and out. The large living room feels warm and inviting with neutral oak hardwood flooring and a rare wood-burning fireplace with contemporary mantle. Bright dining space with built-in storage. The open kitchen is fitted with white-modern-cabinetry, updated lighting, stainless appliances, stone counters, 2 pantries for additional storage and a set of french doors out to the huge rear deck. 3 spacious bedrooms on the main with hardwood floors and updated closet doors. Main bath features subway tile, a soaking tub, new vanity with quartz top, new mirror and lighting. Fully developed down with large and multi-purpose family-recreation room with cozy gas fireplace and media wall, plus an additional space currently shown as fitness area. Generous lower bedroom connects to a modern 3-piece bath with subway tile, walk-in shower and marble-topped vanity. Exterior features include: stone sidewalks, steps and rear patio, huge and sunny deck, grassed play space, full fencing and an oversized double garage (finished) with workbench. Newer roof, windows and infrastructure. Easy access to amenities including the Marda Loop Village and major transportation routes. Don't miss this great home!