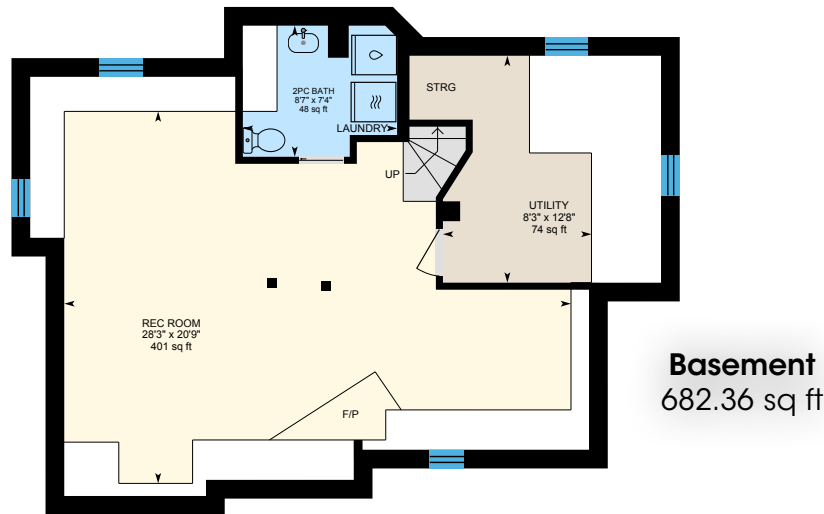




# Welcome Home To

8927 34 AVENUE NW



**Chris Zaharko**  
Associate

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**ROYAL LEPAGE**  
**Benchmark**  
INDEPENDENTLY OWNED AND OPERATED, BROKER

*Top 1% Nationally*





Welcome home to Bowness! With over 1,600 sq ft of finished living space, this 3 bedroom, 2 bath bungalow is the perfect home for anyone looking to live in a quiet established neighbourhood. Far away from the busy city and located on a virtual dead end street this area is highly sought after for its schools and community association. Steps to 4 parks and playgrounds and situated on a 50' x 120' lot, this is the perfect location for your new dream home. With original hardwood floors throughout, the main floor offers lots of natural light with big windows and light colour pallet. The living room and dining area flow to the clean white kitchen complete with recess lighting and plenty of storage and counter space. 3 bedrooms and a 4pc bath finish this level. The fully finished basement has a big rec room with a gas burning stove, 2 pc bath with laundry and utility room. The SW facing backyard offers plenty of sun with a large patio and deck. Enjoy the privacy in the fire pit area. The double detached garage is insulated and heated, perfect for mechanics! Only a short walk to the Bowness Park boat launch means year round outdoor activates steps from home! Enjoy a warm summer evening on the patio of Seasons of Bowness after a day of paddling. Valley Ridge Golf Club, Shouldice Park and WinSport are all within a few minutes of your front door. Close to all amenities and transit. Walk to Bowness High and the Sportsplex. Quick access to 85 St, Nosehill Drive and the Trans Canada Hwy.



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MLS:	A2034334
Year Built:	1955
Subdivision:	Bowness
Type:	Bungalow
Class:	Detached
Taxes:	\$2,670/2022
Size:	1,600 SqFt Finished Living Space

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