



THE
A-TEAM

**RE/MAX
FIRST**

2612 31 Street, Calgary T3E 2N7

MLS® #: **A2117052**

Area: **Killarney/Glengarry**

Listing Date: **04/22/24**

List Price: **\$1,250,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

1,969

Year Built:

2024

Low Sqft:

Ttl Sqft:

1,969

Lot Information

Lot Sz Ar:

2,996 sqft

Lot Shape:

DOM

27

Layout

Beds:

4 (3 1)

Baths:

3.5 (3 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

2

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

**Back Lane,Street Lighting,Rectangular Lot
Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Lighting,Private Entrance,Private Yard**

Construction:

Brick,See Remarks,Stucco,Wood Frame

Flooring:

Carpet,Ceramic Tile,Hardwood

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Bar Fridge,Built-In Oven,Dishwasher,Garage Control(s),Gas Cooktop,Microwave,Range Hood,Refrigerator

Int Feat:

Built-in Features,Double Vanity,Kitchen Island,Open Floorplan,Pantry,See Remarks,Soaking Tub,Storage,Vaulted Ceiling(s),Walk-In Closet(s),Wet Bar,Wired for Data

Utilities:

Room Information

Room

4pc Bathroom

Game Room

Dining Room

Kitchen

Mud Room

Bedroom - Primary

Bedroom

5pc Ensuite bath

4pc Bathroom

Level

Basement

Basement

Main

Main

Main

Upper

Upper

Upper

Upper

Dimensions

8`11" x 5`0"

13`8" x 14`7"

13`5" x 10`4"

13`4" x 19`2"

5`6" x 11`0"

13`6" x 12`9"

12`9" x 10`4"

Room

Bedroom

Exercise Room

2pc Bathroom

Living Room

Foyer

Bedroom

Laundry

Walk-In Closet

Level

Basement

Basement

Main

Main

Main

Upper

Upper

Upper

Dimensions

10`4" x 12`5"

8`11" x 10`10"

15`7" x 13`4"

7`3" x 6`3"

11`6" x 12`4"

6`0" x 9`5"

8`0" x 6`6"

Title:
Fee Simple
Legal Desc:

Zoning:
DC

1855W

Remarks

Pub Rmks: **This Upcoming Modern Farmhouse is adorned with luxury finishings. Professionally designed and executed by a high quality builder that prioritizes layouts first, with beautifully accompanying aesthetics to match. Built-ins, high end tile, and engineered hardwood are just a few of the selections that make this home truly stand out. The main floor opens up into a foyer and adjoining dining room with big windows and a stunning feature wall. Transitioning into the chef's kitchen is a giant island with double sink and ample seating, full stainless steel Kitchenaid appliance package, and 2 built in pantries. Upgrade the secondary built-in pantry next to the stairwell into a wine feature, desk space, or opening with skylight. The living room is off to the back and includes a gas fireplace and sliding glass patio door opening up onto the private back deck. The nearby mudroom is filled with tons of storage space and connects to a pathway leading out to the double detached garage. This floor is finished off by a stylish powder room. Upstairs is the primary bedroom, which includes 14 ft vaulted ceilings, a giant walk-in closet and your choice of either a makeup/vanity station or coffee bar. The ensuite comes with a standup shower, double vanity, free standing soaker tub with a standing bath filler system, plus in-floor heating. Two additional huge bedrooms with walk-in closets, a full bathroom, and laundry room with a sink complete this level. Down in the basement is a media room with built-in shelving and wet bar area perfect for entertaining, as well as a gym with a full glass wall. An additional bedroom and full bathroom are also down below. The basement will be roughed-in for in-floor hydronic heating, and the mechanical room integrates both a high efficiency furnace and hot water tank. Additional upgrades included are rough-in for AC, upgraded insulation, sound proofing and HVAC vents, rough-in for electrical car charger in the garage, and a NEST smart thermostat. Optional upgrades include: electric car charger in garage, AC installation, basement floor heating, master ensuite shower steam unit, glass stair railing, waterfall kitchen island counter, glass feature wall at front entrance, sound system, and many other customizations you might be interested in. This home is in the beautiful inner city community of Killarney, mere minutes away from green spaces and recreation opportunities, restaurants, shopping, 17th Avenue, and quick drive to the Downtown Core. Expected Completion is end of April 2024. All RMS measurements have been calculated using Builder Plans and will be updated once home is built.**

Inclusions: **N/A**
Property Listed By: **CIR Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









