



THE
A-TEAM

**RE/MAX
FIRST**

2414 31 Avenue, Calgary T2T 1T8

MLS®#: **A2152500**

Area: **Richmond**

Listing Date: **07/24/24**

List Price: **\$1,275,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Semi Detached (Half Duplex)**

City/Town: **Calgary**
Year Built: **2012**

Lot Information
Lot Sz Ar: **3,121 sqft**
Lot Shape:

Access:
Lot Feat: **Back Lane,Back Yard,Cul-De-Sac,Landscaped,Level,Other**
Park Feat: **Double Garage Detached**

DOM

54
Layout
Beds: **4 (3 1)**
Baths: **4.0 (3 2)**
Style: **3 Storey,Side by Side**

Parking

Ttl Park: **2**
Garage Sz: **2**

Utilities and Features

Roof: **Rubber**
Heating: **In Floor,Forced Air**
Sewer:
Ext Feat: **Other**

Construction: **Composite Siding,See Remarks,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Hardwood,Marble**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Gas Stove,Microwave,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **Bar,High Ceilings,No Smoking Home,Steam Room,Vaulted Ceiling(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	5`1" x 5`9"	Living Room	Main	13`7" x 11`10"
Dining Room	Main	10`0" x 8`0"	Kitchen With Eating Area	Main	13`3" x 13`9"
Family Room	Main	10`11" x 18`5"	Mud Room	Main	4`7" x 4`11"
2pc Bathroom	Main	5`3" x 5`4"	Bedroom	Second	13`11" x 10`3"
4pc Bathroom	Second	9`5" x 5`4"	Bedroom	Second	10`8" x 9`11"
Laundry	Second	7`4" x 6`2"	Bedroom - Primary	Second	15`1" x 11`11"
Walk-In Closet	Second	6`4" x 7`10"	5pc Ensuite bath	Second	7`4" x 15`10"
2pc Bathroom	Third	3`0" x 7`9"	Bonus Room	Third	16`9" x 15`8"
Furnace/Utility Room	Basement	7`0" x 5`8"	Game Room	Basement	24`5" x 13`2"
4pc Bathroom	Basement	5`3" x 8`3"	Bedroom	Basement	11`3" x 12`10"
Walk-In Closet	Basement	5`2" x 4`10"	Storage	Basement	17`8" x 4`11"

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **4479P**

Zoning: **R-C2**

Remarks

Pub Rmks: **This magnificent three-story residence, boasting over 3,000 square feet of fully developed living space, is the epitome of modern luxury. Nestled in a serene cul-de-sac in the vibrant and sought-after Marda Loop neighborhood, this home has been impeccably maintained by its original owner, exemplifying top-tier craftsmanship and attention to detail. Every aspect of this property has been meticulously designed with a discerning eye, from the expertly chosen finishing materials to the chic and stylish color palette that creates an atmosphere of sophistication and warmth. Upon entering, you'll find the main floor thoughtfully arranged to maximize both function and elegance. The gourmet chef's kitchen is a highlight, featuring floor-to-ceiling walnut cabinetry, state-of-the-art Thermador commercial-grade appliances, and exquisite quartz countertops. This culinary haven seamlessly flows into a cozy living room, a dedicated main floor office space perfect for remote work, and a formal dining room ideal for entertaining guests. Ascending the beautifully crafted glass staircase, you'll arrive at the luxurious second-level master suite. This sanctuary offers soaring 9-foot ceilings, dual sinks, a custom steam shower, an air jet tub, and heated floors, creating a spa-like retreat within your own home. The third level of this stunning abode is flooded with natural light, thanks to the large windows that invite the outdoors in. This versatile space can be tailored to suit your needs, whether you envision a tranquil reading nook, an artist's studio, or a dynamic entertainment area. Completing this level is a 2-piece bath, a convenient wet bar, and a south-facing rooftop patio that promises endless opportunities for al fresco dining and relaxation. Experience the allure and elegance of this remarkable home, lovingly cared for by its original owner, and see for yourself what treasures await you this summer. Don't miss the chance to make this extraordinary property your own.**

Inclusions: **N/A**
 Property Listed By: **Royal LePage Benchmark**

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