



THE A-TEAM

RE/MAX FIRST

2612 31 Street, Calgary T3E 2N7

MLS®#: A2165107 Area: Killarney/Glengarry Listing Date: 09/17/24 List Price: \$1,099,900
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: 2024
Lot Information
Lot Sz Ar: 2,996 sqft
Lot Shape:
Access:
Lot Feat: Back Lane, Street Lighting, Rectangular Lot
Park Feat: Double Garage Detached

Finished Floor Area
Abv Sqft: 1,976
Low Sqft:
Ttl Sqft: 1,976

DOM

12
Layout
Beds: 4 (3 1)
Baths: 3.5 (3 1)
Style: 2 Storey, Side by Side
Parking
Ttl Park: 2
Garage Sz: 2

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, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, See Remarks, Washer
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

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like 4pc Bathroom, Game Room, Dining Room, Kitchen, Bedroom - Primary, Bedroom, 5pc Ensuite bath, Bedroom, Exercise Room, 2pc Bathroom, Living Room, Bedroom, Laundry, Walk-In Closet.

4pc Bathroom

Upper

8`10" x 4`11"

Furnace/Utility Room
Legal/Tax/Financial

Basement

5`10" x 15`5"

Title:
Fee Simple
Legal Desc:

1855W

Zoning:
DC

Remarks

Pub Rmks: **OPEN HOUSE Saturday September 28th 9AM-12PM & 1PM-4PM AND Sunday September 29th 2:30PM-5PM! This meticulously crafted Modern Farmhouse is adorned with luxury finishings and exceptional upgrades. Professionally designed and executed by an experienced local 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 large format tile 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 two built-in pantries. 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 functional powder room with another breathtaking integrated large format porcelain tile feature. Upstairs is the expansive primary bedroom, which includes 14 ft vaulted ceilings and is flooded with natural light by the large west-facing arched window. It also includes a giant walk-in closet and a lavish makeup/vanity station that optimizes additional storage. The attached ensuite comes with a standup shower with a steam unit, 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 an enclosed home gym with a full length mirror and shock absorbing flooring. An additional bedroom and full bathroom are also down below. The basement is 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. 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.**

Inclusions:
Property Listed By: **Bar Fridge, Built-in Oven, Dishwasher, Dryer, Garage Controls/Door Opener, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer
CIR Realty**

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













