



THE
A-TEAM

**RE/MAX
FIRST**

1920 31 Avenue, Calgary T2T 1S9

MLS®#: **A2174429** Area: **South Calgary** Listing Date: **10/24/24** List Price: **\$2,395,000**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **2018** Abv Sqft: **3,277**
Lot Information Low Sqft:
 Lot Sz Ar: **4,994 sqft** Ttl Sqft: **3,277**
 Lot Shape:

DOM

58
Layout
 Beds: **4 (3 1)**
 Baths: **4.5 (4 1)**
 Style: **2 Storey**

Parking

Ttl Park: **3**
 Garage Sz: **3**

Access:

Lot Feat: **Back Lane,Back Yard,Landscaped,Level,Rectangular Lot**
 Park Feat: **Insulated,Triple Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **In Floor,Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **BBQ gas line,Garden,Lighting,Private Yard**

Construction: **Brick,Composite Siding,Stone,Wood Frame**
 Flooring: **Hardwood,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Stove,Humidifier,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Bar,Bookcases,Breakfast Bar,Built-in Features,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,Low Flow Plumbing Fixtures,Sauna,Skylight(s),Soaking Tub,Tankless Hot Water,Vaulted Ceiling(s),Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

| <u>Room</u> | <u>Level</u> | <u>Dimensions</u> |
|-------------------------|--------------|----------------------|
| 2pc Bathroom | Main | 6`9" x 5`3" |
| Foyer | Main | 6`6" x 9`6" |
| Living Room | Main | 23`6" x 16`1" |
| Walk-In Closet | Main | 7`7" x 13`11" |
| 4pc Ensuite bath | Upper | 10`11" x 5`5" |
| Bedroom | Upper | 14`0" x 10`9" |

| <u>Room</u> | <u>Level</u> | <u>Dimensions</u> |
|-------------------------|--------------|-----------------------|
| Dining Room | Main | 16`11" x 13`1" |
| Kitchen | Main | 18`7" x 14`3" |
| Office | Main | 10`6" x 17`6" |
| 3pc Ensuite bath | Upper | 10`3" x 5`1" |
| 5pc Ensuite bath | Upper | 17`8" x 13`7" |
| Bedroom | Upper | 12`11" x 10`2" |

Family Room
Bedroom - Primary
4pc Bathroom
Game Room
Furnace/Utility Room

Upper 10`6" x 15`9"
Upper 14`0" x 14`0"
Basement 9`3" x 8`10"
Basement 21`9" x 33`0"
Basement 11`2" x 21`9"

Laundry
Walk-In Closet
Bedroom
Storage
Wine Cellar

Upper 8`9" x 9`5"
Upper 8`11" x 17`0"
Basement 13`1" x 10`8"
Basement 6`2" x 7`1"
Basement 7`6" x 10`5"

Legal/Tax/Financial

Title: Zoning:
Fee Simple **R-CG**
 Legal Desc: **5614FO**

Remarks

Pub Rmks: **Introducing a masterpiece of luxury living in the heart of the city, where no detail has been overlooked in this stunning custom-designed property. Offering over 4,600 square feet of exquisite living space, this one-of-a-kind home is the epitome of sophistication, blending modern convenience with timeless elegance. Equipped with state-of-the-art home automation and an impressive triple garage, this residence redefines upscale living. Step inside to the open-concept great room, where elegant white oak hardwood floors create a stunning backdrop of refined luxury. The seamless flow leads you through a meticulously crafted layout, complete with a dedicated home office and a mudroom that serves both the front and back entrances—offering convenience and organization in one central location. The heart of the home is the show-stopping gourmet kitchen, a chef’s dream with custom cabinetry, a premium 48” gas range, a 13-foot island, and a stunning designer backsplash. The adjacent living with a gas fireplace and dining rooms exude style and comfort, both connecting effortlessly to the outdoor living areas, perfect for entertaining or relaxing. Upstairs, the magnificent primary retreat is a sanctuary featuring a luxurious spa-like ensuite with a steam shower, soaker tub, and a spacious dressing room that conveniently connects to the laundry room. Two additional upper-level bedrooms, each with their own walk-in closets and full ensuites, provide ample space and privacy. A bonus room and a fully outfitted laundry room further elevate the living experience. The lower level is designed for recreation offering a large rec room complete with a media area, projector, and retractable screen. This level is further elevated by a wine cellar and bar, accompanied by a spacious fourth bedroom and a luxurious bathroom complete with a sauna for ultimate relaxation. Additional features include professional landscaping, custom blinds and curtains, a tankless hot water system, central air conditioning, and the triple garage with an extended bay to accommodate a truck. Located just two blocks from the vibrant Marda Loop, trendy shops, restaurants, and easy transit access.**

Inclusions: **Projector & Screen, 2 Wine Refrigerators, 2 Security Cameras**
 Property Listed By: **RE/MAX Realty Professionals**

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











