



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: **Active** 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

**21**  
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

Room	Level	Dimensions
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"

Room	Level	Dimensions
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: **Fee Simple**  
Legal Desc: **5614FO**

Zoning: **R-CG**

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**





















