



THE
A-TEAM

**RE/MAX
FIRST**

1812 31 Avenue, Calgary T4C 3G6

MLS®#: **A2177558**

Area: **South Calgary**

Listing Date: **11/08/24**

List Price: **\$1,499,000**

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:

2,793

Year Built:

2024

Low Sqft:

Ttl Sqft:

2,793

Lot Information

Lot Sz Ar:

3,122 sqft

Lot Shape:

DOM

4

Layout

Beds:

5 (4 1)

Baths:

4.5 (4 1)

Style:

3 Storey,Side by Side

Parking

Ttl Park:

2

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Lane,Back Yard,Street Lighting,Rectangular Lot,See Remarks

Double Garage Detached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Other**

Construction:

Stone,Stucco

Flooring:

Carpet,Hardwood,Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Garage Control(s),Microwave,Range Hood,Refrigerator,Stove(s)

Int Feat:

Built-in Features,Chandelier,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,See Remarks,Soaking Tub,Walk-In Closet(s)

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Entrance	Main	7`0" x 6`6"	Dining Room	Main	13`2" x 11`2"
Kitchen	Main	9`1" x 17`8"	Living Room	Main	12`5" x 16`0"
2pc Bathroom	Main	5`6" x 5`0"	Mud Room	Main	6`6" x 5`6"
Other	Main	20`9" x 10`0"	Bedroom	Upper	12`2" x 10`7"
Bedroom	Upper	9`2" x 11`3"	Walk-In Closet	Upper	8`8" x 6`9"
4pc Ensuite bath	Upper	10`7" x 5`0"	Laundry	Upper	5`4" x 8`2"
5pc Ensuite bath	Upper	12`5" x 10`1"	Bedroom	Upper	14`1" x 13`6"

Walk-In Closet	Upper	5`9" x 10`11"	Bedroom - Primary	Second	16`1" x 13`6"
5pc Ensuite bath	Second	10`0" x 12`10"	Walk-In Closet	Second	10`0" x 6`8"
Bonus Room	Second	9`11" x 14`10"	Balcony	Second	14`2" x 7`7"
Game Room	Basement	18`11" x 12`4"	Exercise Room	Basement	8`5" x 12`1"
Furnace/Utility Room	Basement	8`5" x 6`6"	Bedroom	Basement	13`0" x 11`6"
Walk-In Closet	Basement	5`7" x 5`11"	4pc Bathroom	Basement	5`7" x 9`6"
Other	Basement	8`10" x 2`2"			

Legal/Tax/Financial

Title: Zoning:
Fee Simple **R-C2**
 Legal Desc: **4479P**

Remarks

Pub Rmks: **Nestled in one of Calgary's most desirable communities, this luxurious, modern home offers the perfect blend of sophisticated design and functional living spaces. Upon entry, you're welcomed into a spacious formal dining room, ideal for entertaining. The chef's kitchen is a dream, featuring a massive central island, sleek quartz countertops, top-of-the-line appliances, and ceiling-height cabinetry that provides ample storage. The open-concept living room, anchored by a beautiful gas fireplace with built-ins, creates a warm, inviting atmosphere, and the patio doors lead to the back deck, perfect for seamless indoor/outdoor living. A convenient mudroom and elegant powder room complete the main level. Upstairs, the primary suite offers a tranquil retreat, with an ensuite bathroom showcasing a walk-in shower, soaking tub, dual vanity, and in-floor heating. A spacious walk-in closet adds to the luxury. The second bedroom features its own walk-in closet and a connected stylish bathroom. A charming reading nook or office area adds flexibility to the upper level. The top level is an entertainer's dream, with a bright open living area leading to a private balcony boasting stunning views, a wet bar, and a secondary primary bedroom with an ensuite and dual walk-in closets—one for her and one for him. The fully finished basement provides even more living space, including a huge recreation room complete with a built-in media center and wet bar, perfect for movie nights or entertaining. An additional office space and ample storage under the stairs add convenience, while the bedroom with a walk-in closet offers privacy and comfort. A full bathroom in the basement completes this level, ensuring a truly versatile layout. Outside, the home is complemented by a double-detached garage, offering secure parking and extra storage. Located in the vibrant South Calgary, this home offers unparalleled luxury, functional space, and access to parks, shops, restaurants, and top-rated schools. This exceptional property is the perfect blend of modern design and comfort—don't miss out on the opportunity to make it yours. House is still under construction and will be completed in 3-4 weeks.**

Inclusions: **None**
 Property Listed By: **eXp Realty**

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