

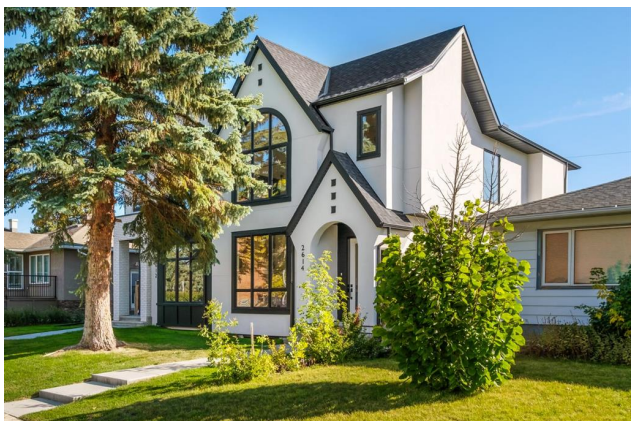


THE
A-TEAM

**RE/MAX
FIRST**

2614 31 Street, Calgary T3E 2N7

MLS®#: **A2179392** Area: **Killarney/Glengarry** Listing Date: **11/15/24** 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

6
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** Construction: **Brick,See Remarks,Stucco,Wood Frame**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Ceramic Tile,Hardwood**
 Sewer: Ext Feat: **Lighting,Private Entrance,Private Yard** Water Source: **Poured Concrete**
 Fnd/Bsmt:
 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

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Basement	8`6" x 4`11"	Bedroom	Basement	12`9" x 9`10"
Game Room	Basement	18`11" x 16`4"	Exercise Room	Basement	8`7" x 10`1"
Dining Room	Main	12`3" x 9`3"	2pc Bathroom	Main	6`3" x 5`0"
Kitchen	Main	15`8" x 19`11"	Living Room	Main	15`1" x 14`11"
Bedroom - Primary	Upper	12`8" x 17`2"	Bedroom	Upper	11`3" x 11`0"
Bedroom	Upper	10`3" x 14`8"	Laundry	Upper	8`10" x 5`6"
5pc Ensuite bath	Upper	8`8" x 16`0"	Walk-In Closet	Upper	6`4" x 7`4"

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 November 23rd 11:30AM-3:30PM & Sunday November 24th 11A:30M-3:30PM! 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



