



THE
A-TEAM

**RE/MAX
FIRST**

1936 31 Avenue, Calgary T2T 1S9

MLS®#: **A2183981**

Area: **South Calgary**

Listing Date: **12/18/24**

List Price: **\$2,499,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2025**

Lot Information

Lot Sz Ar: **4,994 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **3,047**

Low Sqft:

Ttl Sqft: **3,047**

DOM

3

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,Private,Rectangular Lot**
Park Feat: **Triple Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **In Floor,In Floor Roughed-In,Fireplace(s),Forced Air**
Sewer:
Ext Feat: **BBQ gas line,Private Entrance,Private Yard**

Construction: **Stone,Stucco,Wood Frame**
Flooring: **Ceramic Tile,Hardwood,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Refrigerator,Dryer,Garage Control(s),Gas Range,Microwave,Range Hood,Washer/Dryer**
Int Feat: **Built-in Features,Chandelier,Crown Molding,Double Vanity,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,Vaulted Ceiling(s),Walk-In Closet(s),Wet Bar,Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions
Foyer	Main	11`4" x 9`10"
Living Room	Main	15`1" x 11`9"
Dining Room	Main	9`5" x 15`0"
Pantry	Main	7`8" x 7`8"
Walk-In Closet	Second	9`2" x 11`2"
Walk-In Closet	Second	5`2" x 5`6"
3pc Ensuite bath	Second	5`0" x 8`0"
Walk-In Closet	Second	9`0" x 7`10"
Game Room	Basement	10`10" x 6`8"

Room	Level	Dimensions
Office	Main	12`0" x 12`1"
Kitchen	Main	24`0" x 9`6"
2pc Bathroom	Main	5`8" x 7`0"
Bedroom - Primary	Second	15`0" x 15`6"
5pc Ensuite bath	Second	12`6" x 15`2"
Bedroom	Second	13`10" x 13`8"
Bedroom	Second	14`8" x 12`6"
3pc Ensuite bath	Second	9`0" x 5`6"
Game Room	Basement	16`6" x 14`3"

Game Room
Furnace/Utility Room
3pc Bathroom
Mud Room

Basement
Basement
Basement
Main

13`8" x 15`4"
9`8" x 15`2"
5`6" x 10`2"
16`0" x 7`8"

Exercise Room
Bedroom
Laundry

Basement
Basement
Second

13`0" x 10`5"
10`9" x 14`2"
6`8" x 11`2"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

5614FO

Zoning:
R-CG

Remarks

Pub Rmks:

Welcome to The Bardot an architectural masterpiece that seamlessly blends modern elegance with functional luxury in Calgary's coveted Marda Loop. This newly constructed, custom-designed residence offers four bedrooms, 4.5 bathrooms, and a wealth of upscale features. The stunning exterior, complete with a grand entrance, opens to a welcoming foyer and a light-filled home office with tailored millwork. Inside, timeless Oak hardwood flooring spans the main and upper levels, paired with custom hardwood stairs and black metal-clad windows that bathe every room in natural light. The gourmet kitchen is a chef's dream, equipped with highend built-in appliances including a 48" refrigerator, a 48" gas range, a pull-out island microwave, and a central island adorned with Calacatta Vagli countertop. A butler's pantry with ample storage adds practicality, while the spacious dining room features a custom oak sideboard—functional spaces like the mudroom, adorned with bespoke millwork. The living room, centred around a custom gas fireplace, provides a cozy gathering space, while upstairs, large stairway windows highlight the hardwood floors leading to a luxurious second level. All bedrooms feature walk-in closets and private ensuites. The primary suite boasts vaulted ceilings and a spa-like 5-piece ensuite with in-floor heating, his-and-her vanities, a soaker tub, and a steam shower. Two additional bedrooms with ensuites, both with in-floor heat, and a convenient laundry room complete the upper floor. The fully finished basement is perfect for entertaining, with in-floor heating rough-ins, a gym, a full bathroom, and a stylish basement bar. Throughout the home, attention to detail is evident in the custom millwork, satin brass and honey bronze hardware, Venetian plaster walls, and Saltillo Zellige tiles. Crown moulding, decorative wall sconces, and rift-cut white oak accents add sophistication, while the home is prepped with rough-ins for A/C, built-in speakers, and security. Completing this exceptional property is a spacious triple-car garage with EV Car Charger. Experience the pinnacle of upscale living with The Bardot, where modern design meets unmatched craftsmanship by the prominent Inner-city builder Cedar Rock Homes and designed by Aly Velji Designs. Ideally situated in the heart of Marda Loop, this home offers unparalleled convenience, just minutes from the area's eclectic shops, trendy restaurants, cozy coffee spots, vibrant pubs, and boutique shopping. Enjoy easy access to dog parks, schools, and the downtown core, all while nestled in a quiet location that keeps you close to the action. Reach out to view the designer specs, and call today to book your private tour!

Inclusions:
Property Listed By:

N/A
Century 21 Bravo Realty

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





