



THE A-TEAM

RE/MAX FIRST

2440 31 Avenue, Calgary T2T1T8

MLS®#: A2187125 Area: Richmond Listing: 01/12/25 List Price: \$1,400,000
Status: Active County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Detached
City/Town: Calgary
Year Built: 2025
Finished Floor Area: 2,155
Lot Sz Ar: 3,250 sqft
Ttl Sqft: 2,155

DOM: 20
Layout: 4 (3 1)
Beds: 3.5 (3 1)
Style: 2 Storey
Parking: 2
Ttl Park: 2
Garage Sz: 2

Access: Back Lane, Back Yard
Lot Feat: Double Garage Detached
Park Feat:

Utilities and Features

Roof: Asphalt Shingle
Heating: Forced Air
Sewer:
Ext Feat: Other
Construction: Brick, Concrete, Stucco, Wood Frame
Flooring: Carpet, Hardwood, Tile
Water Source:
Fnd/Bsmt: Poured Concrete
Kitchen Appl: Dishwasher, Freezer, Gas Range, Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer
Int Feat: Beamed Ceilings, Built-in Features, Kitchen Island, Wet Bar
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Rows include Bedroom - Primary, Bedroom, 5pc Ensuite bath, and 4pc Bathroom.

Legal/Tax/Financial

Title: Zoning:

Fee Simple

RC-2

Legal Desc:

2411120

Remarks

Pub Rmks:

Welcome to your dream home in the prestigious community of Richmond, SW Calgary. This stunning new build offers the perfect blend of modern elegance and sophisticated design, featuring high-end finishes and thoughtful craftsmanship. The spacious open floor plan allows for an expansive living area with large windows that flood the space with natural light, creating a warm and inviting atmosphere. The gourmet kitchen - outlined with a beautiful vaulted ceiling/beams, is equipped with top-of-the-line stainless steel appliances (customization still available), custom cabinetry, large island with quartz countertops (customization still available), and an oversized Frigidaire stainless steel fridge, makes for a perfect location for entertaining guests. Retreat to the spacious master bedroom that boasts an abundance of natural light, vaulted ceilings, walk-in closet and a spa-like ensuite bathroom, complete with a freestanding soaking tub, dual vanities, and an oversized steam shower. The second floor is equipped with 10 foot ceilings throughout, creating an airy and spacious feel. The home features 3 additional spacious bedrooms, each with ample closet space and easy access to beautifully designed bathrooms. Step outside to your private backyard, perfect for summer barbecues or relaxing evenings under the stars. The landscaped yard includes a patio area (equipped with a gas line for BBQ). On the front side of the home, there is a beautiful concrete porch - perfect for enjoying warm summer nights, watching the sunset. Throughout the home, you'll find vaulted ceilings, an open riser staircase, hardwood flooring, designer lighting, and premium fixtures that elevate the overall aesthetic. Due to the completion date being mid-March, the builder is open to customization on certain details in the home. Located in the highly sought-after Richmond community, this home is within close proximity to top-rated schools, parks, shopping, and dining options. Enjoy easy access to downtown Calgary and major roadways, making commuting a breeze. Don't Miss Out! This luxurious residence is a rare find in Richmond. Schedule a private showing today to experience the unparalleled lifestyle this home has to offer!

Inclusions:

N/A

Property Listed By:

eXp Realty

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





