



THE
A-TEAM

**RE/MAX
FIRST**

234 31 Avenue, Calgary T2M 2P2

MLS®#: **A2198937**

Area: **Tuxedo Park**

Listing Date: **03/07/25**

List Price: **\$949,900**

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:

1,995

Year Built:

2017

Low Sqft:

Ttl Sqft:

1,995

Lot Information

Lot Sz Ar:

3,003 sqft

Lot Shape:

DOM

3

Layout

Beds:

4 (3 1)

Baths:

3.5 (3 1)

Style:

2 Storey,Attached-Side by Side

Parking

Ttl Park:

2

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

**Back Lane,Back Yard,Landscaped,Level,Private,Rectangular Lot,Treed
Double Garage Detached,Garage Door Opener**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **BBQ gas line,Private Yard**

Construction:

Stone,Stucco,Wood Frame

Flooring:

Carpet,Hardwood,Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Built-In Oven,Central Air Conditioner,Dishwasher,Dryer,Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer

Int Feat:

Built-in Features,Central Vacuum,Closet Organizers,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,No Smoking Home,Walk-In Closet(s),Wet Bar

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	19`9" x 18`9"	Living Room	Main	14`5" x 13`9"
Dining Room	Main	14`1" x 12`9"	2pc Bathroom	Main	5`5" x 5`3"
Bedroom - Primary	Upper	18`4" x 13`10"	5pc Ensuite bath	Upper	20`3" x 10`4"
Bedroom	Upper	16`6" x 11`4"	Bedroom	Upper	11`3" x 10`0"
5pc Bathroom	Upper	9`10" x 9`3"	Laundry	Upper	9`3" x 6`6"
Family Room	Basement	16`5" x 13`1"	Bedroom	Basement	10`0" x 9`9"
3pc Bathroom	Basement	8`8" x 7`9"	Exercise Room	Basement	8`7" x 6`8"

Other	Basement	10` 6" x 2` 2"	Game Room	Basement	12` 10" x 5` 11"
			Legal/Tax/Financial		

Title: **Fee Simple**
 Legal Desc: **2617AG**

Zoning: **R-CG**

Remarks

Pub Rmks: **Introducing a stunning residence that epitomizes luxury and modern living, nestled on a picturesque tree-lined street adorned with mature trees. This exceptional home welcomes you with an impressive 10-foot ceiling on the main floor, enhancing the sense of space and elegance throughout. Step into the gourmet kitchen, a chef's dream equipped with a gas cooktop, upgraded stainless appliances, and expansive quartz countertops. The kitchen boasts a stunning custom tile backsplash and a huge island with bar seating, perfect for casual dining or entertaining. Oversized windows flood the main floor with natural light, highlighting the beautiful engineered hardwood flooring. The open-concept layout flows seamlessly into a generously sized dining room and a fantastic living room, featuring a fireplace with a custom stone surround. Oversized patio doors lead out to a large deck space, ideal for outdoor gatherings. The deck is equipped with a gas line for your barbecue, making it perfect for summer cookouts. A convenient half bath completes the main floor. Ascend the custom glass railing to the upper level, where 9-foot ceilings continue the airy ambiance. The luxurious primary bedroom serves as a private retreat, offering a large walk-in closet with custom cabinetry and a lavish five-piece en-suite. Two additional bedrooms provide ample space for family or guests; one is notably bright with extra windows and features a built-in desk area, perfect for a home office or study space. A five-piece main bath and an upstairs laundry room with a laundry sink add to the home's convenience. The fully finished basement, also with 9-foot ceilings, expands your living space with a fourth bedroom and a three-piece bathroom. Enjoy movie nights or game days in the large family room, complete with custom built-in cabinetry and a wet bar featuring a bar fridge and quartz countertops. An exercise room adds versatility to this already impressive space. The basement also includes a rough-in for in-floor heating, enhancing comfort during colder months. Additional amenities include central air conditioning, a high-efficiency furnace, and central vacuum, ensuring comfort and ease in daily living. The backyard offers a double detached garage, providing secure parking and additional storage. Located in a desirable neighborhood, this home not only offers exceptional features, but every detail has been thoughtfully designed. Experience luxury living in a home that truly has it all.**

Inclusions: **N/A**
 Property Listed By: **RE/MAX iRealty Innovations**

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







