



GRASSROOTS
REALTY GROUP

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2415 31 Street SW
Calgary, Alberta

MLS # A2250826



\$1,349,900

Division:	Killarney/Glengarry		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,429 sq.ft.	Age:	2017 (8 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Garage Door Opener, Garage Faces Rear, Insulated		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Landscaped, Rectangular Lot, Street Lighting, Underground Sprinkler		

Heating:	High Efficiency, In Floor, Electric, In Floor Roughed-In, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Silent Floor Joists, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Skylight(s), Soaking Tub, Vinyl Windows		
Inclusions:	Power Blinds on the Main Floor, Infloor basement heating - Roughed in		

Situated on a 31' + wide lot and offering nearly 3,400 sq ft of total living space, this exception build by Casil Custom Homes showcases superior craftsmanship and thoughtful design. Upon entering the front door one is greeted to an oversized walk-in closet and versatile flex room. As you enter the main living area one is impressed by the ample windows providing generous natural light. The chef inspired kitchen features a side-by-side fridge/freezer, quartz counter tops, generous sized pantry and large island with seating for six. The adjacent living area includes a substantial dining space and seating lounge with a gas fireplace surrounded by built-in shelving and deep cabinets. Enjoy indoor/outdoor living with 12' foot glass sliding patio doors leading to a full width west facing cedar deck with plenty of room for bbq and seating. The rear entry offers floor to ceiling enclosed cabinets for storage and a custom bench. It also includes the main floor powder room with a floating vanity. An open riser staircase lined by windows and a skylight lead to the second floor. On this level there are two spacious bedrooms, a convenient laundry room with sink, cabinets and shelving as well as a main bathroom. The primary suite boasts large windows, vaulted ceiling and a 19 foot custom walk-in closet with a large framed mirror. The ensuite features a curbless steam shower with floating bench, a soaker tube with an accompanying electric fireplace, dual vanities, dedicated makeup counter, separate toilet area, skylight and heated floors. The fully developed third level includes a large media area with built-in cabinets, built-in speakers, a wet bar with built-in wine fridge, a glassed gym area, a generous fourth bedroom with walk in closet and, additional storage areas. Additional highlights include: window coverings with power blinds on main floor, roughed in infloor

heating in basement, front and rear irrigation, 21 x 20 insulated and drywalled double garage, a west facing back yard and a paved lane. Central Air Conditioning recently installed. Close to transit, shopping, schools, parks, community amenities and restaurants.