



2612 31 Street SW
Calgary, Alberta

MLS # A2117052



\$1,250,000

Division:	Killarney/Glengarry		
Type:	Residential/Duplex		
Style:	2 Storey, Side by Side		
Size:	1,969 sq.ft.	Age:	2024 (0 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Street Lighting, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, See Remarks, Stucco, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	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		
Inclusions:	N/A		

This Upcoming Modern Farmhouse is adorned with luxury finishings. Professionally designed and executed by a high quality 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 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 2 built in pantries. Upgrade the secondary built-in pantry next to the stairwell into a wine feature, desk space, or opening with skylight. 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 stylish powder room. Upstairs is the primary bedroom, which includes 14 ft vaulted ceilings, a giant walk-in closet and your choice of either a makeup/vanity station or coffee bar. The ensuite comes with a standup shower, 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 a gym with a full glass wall. An additional bedroom and full bathroom are also down below. The basement will be 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. Optional upgrades include: electric car charger in garage, AC installation, basement floor heating, master ensuite shower steam unit, glass stair railing, waterfall kitchen island counter, glass feature wall at front entrance, sound system, and many other customizations you might be interested in. 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. Expected Completion is end of April 2024. All RMS measurements have been calculated using Builder Plans and will be updated once home is built.