



**1920 31 Avenue SW
Calgary, Alberta**

MLS # A2174429



\$2,395,000

Division:	South Calgary		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,277 sq.ft.	Age:	2018 (6 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	Insulated, Triple Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Level, Rectangular Lot		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Composite Siding, Stone, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, Sauna, Skylight(s), Soaking Tub, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

Inclusions: Projector & Screen, 2 Wine Refrigerators, 2 Security Cameras

Introducing a masterpiece of luxury living in the heart of the city, where no detail has been overlooked in this stunning custom-designed property. Offering over 4,600 square feet of exquisite living space, this one-of-a-kind home is the epitome of sophistication, blending modern convenience with timeless elegance. Equipped with state-of-the-art home automation and an impressive triple garage, this residence redefines upscale living. Step inside to the open-concept great room, where elegant white oak hardwood floors create a stunning backdrop of refined luxury. The seamless flow leads you through a meticulously crafted layout, complete with a dedicated home office and a mudroom that serves both the front and back entrances—offering convenience and organization in one central location. The heart of the home is the show-stopping gourmet kitchen, a chef’s dream with custom cabinetry, a premium 48” gas range, a 13-foot island, and a stunning designer backsplash. The adjacent living with a gas fireplace and dining rooms exude style and comfort, both connecting effortlessly to the outdoor living areas, perfect for entertaining or relaxing. Upstairs, the magnificent primary retreat is a sanctuary featuring a luxurious spa-like ensuite with a steam shower, soaker tub, and a spacious dressing room that conveniently connects to the laundry room. Two additional upper-level bedrooms, each with their own walk-in closets and full ensuites, provide ample space and privacy. A bonus room and a fully outfitted laundry room further elevate the living experience. The lower level is designed for recreation offering a large rec room complete with a media area, projector, and retractable screen. This level is further elevated by a wine cellar and bar, accompanied by a spacious fourth bedroom and a luxurious bathroom complete with a sauna

for ultimate relaxation. Additional features include professional landscaping, custom blinds and curtains, a tankless hot water system, central air conditioning, and the triple garage with an extended bay to accommodate a truck. Located just two blocks from the vibrant Marda Loop, trendy shops, restaurants, and easy transit access.