



# 1706 31 Avenue Calgary Alberta

\$1,699,900

Designed by Paul Lavoie, this chic, sophisticated 4+1 bedroom family home located on a quiet street in sought-after South Calgary, offers over 5500 sq ft of luxurious developed living space. The open main level presents hardwood floors, high ceilings & is illuminated with recessed lighting & stylish light fixtures showcasing the front formal dining room with ample space to host a family gathering or dinner party. Steps away, is the kitchen that's tastefully finished with a huge island/eating bar, sleek white cabinetry & high-end appliance package. The living room with stunning floor to ceiling fireplace is open to the kitchen. A mudroom & 2 piece powder room completes the main level. The second level is a perfect space for the kids, hosting 3 bedrooms, all with private ensuite baths. A bright loft area is ideal for a media room or sitting area. The finishing touch to the second level is a laundry room with sink & storage. The top level is dedicated to a true private primary oasis, featuring a sitting area with access to a private rooftop patio with beautiful views, 2 walk-in closets & a sumptuous 5 piece ensuite with dual sinks, a relaxing freestanding soaker tub & oversized shower. Basement development includes a family/media room complete with wet bar & large wine cellar, gym/flex room, fifth bedroom with walk-in closet & a 3 piece bath with steam shower. Other notable features include an elevator for easy access to all levels, central air conditioning & built-in ceiling speakers. Outside, enjoy the beautifully landscaped gardens & private back yard with patio, charming outdoor fireplace & access to the triple detached garage. The location can't be beat - steps to the community centre, walking distance to River Park & vibrant Marda Loop & close to excellent schools, shopping, public transit & easy access to downtown via 14th Street. (id:6769)

Primary Bedroom 25.00 Ft x 15.00 Ft

Family room 27.17 Ft x 17.33 Ft

Exercise room 16.33 Ft x 11.08 Ft

Wine Cellar 11.08 Ft x 6.00 Ft

Furnace 12.00 Ft x 10.58 Ft

Bedroom 14.75 Ft x 12.75 Ft

Foyer 9.00 Ft x 9.00 Ft

Other 8.58 Ft x 7.50 Ft

2pc Bathroom .00 Ft x .00 Ft

Loft 16.00 Ft x 13.17 Ft

Laundry room 9.00 Ft x 5.00 Ft

Bedroom 14.25 Ft x 10.92 Ft

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Listing Presented By:



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See

**Mirror**

100, 707-10 AVE. SW , Calgary, AB,  
T2R 0B3

Phone: 403-969-0267  
arobinson@cirrealty.ca

4pc Bathroom .00 Ft x .00 Ft

Kitchen 21.00 Ft x 20.08 Ft

Dining room 16.00 Ft x 12.75 Ft

Living room 20.08 Ft x 17.75 Ft

Bedroom 14.25 Ft x 11.42 Ft

Bedroom 14.92 Ft x 12.58 Ft

3pc Bathroom .00 Ft x .00 Ft