



## 1812 31 Avenue Calgary Alberta

\$1,499,000

Nestled in one of Calgary's most desirable communities, this luxurious, modern home offers the perfect blend of sophisticated design and functional living spaces. Upon entry, you're welcomed into a spacious formal dining room, ideal for entertaining. The chef's kitchen is a dream, featuring a massive central island, sleek quartz countertops, top-of-the-line appliances, and ceiling-height cabinetry that provides ample storage. The open-concept living room, anchored by a beautiful gas fireplace with built-ins, creates a warm, inviting atmosphere, and the patio doors lead to the back deck, perfect for seamless indoor/outdoor living. A convenient mudroom and elegant powder room complete the main level. Upstairs, the primary suite offers a tranquil retreat, with an ensuite bathroom showcasing a walk-in shower, soaking tub, dual vanity, and in-floor heating. A spacious walk-in closet adds to the luxury. The second bedroom features its own walk-in closet and a connected stylish bathroom. A charming reading nook or office area adds flexibility to the upper level. The top level is an entertainer's dream, with a bright open living area leading to a private balcony boasting stunning views, a wet bar, and a secondary primary bedroom with an ensuite and dual walk-in closets—one for her and one for him. The fully finished basement provides even more living space, including a huge recreation room complete with a built-in media center and wet bar, perfect for movie nights or entertaining. An additional office space and ample storage under the stairs add convenience, while the bedroom with a walk-in closet offers privacy and comfort. A full bathroom in the basement completes this level, ensuring a truly versatile layout. Outside, the home is complemented by a double-detached garage, offering secure parking and extra storage. Located in the vibrant South Calgary, this home offers u...

Primary Bedroom 16.08 Ft x 13.50 Ft

5pc Bathroom 10.00 Ft x 12.83 Ft

Other 10.00 Ft x 6.67 Ft

Bonus Room 9.92 Ft x 14.83 Ft

Other 14.17 Ft x 7.58 Ft

Recreational, Games room 18.92 Ft x 12.33 Ft

4pc Bathroom 5.58 Ft x 9.50 Ft

Other 8.83 Ft x 2.17 Ft

Other 7.00 Ft x 6.50 Ft

Dining room 13.17 Ft x 11.17 Ft

Kitchen 9.08 Ft x 17.67 Ft

Living room 12.42 Ft x 16.00 Ft

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Listing Presented By:



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See

**Mirror**

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Exercise room

8.42 Ft x 12.08 Ft

Furnace

8.42 Ft x 6.50 Ft

Bedroom

13.00 Ft x 11.50 Ft

Other

5.58 Ft x 5.92 Ft

2pc Bathroom

5.50 Ft x 5.00 Ft

Other

6.50 Ft x 5.50 Ft

Other

20.75 Ft x 10.00 Ft