



# 1936 31 Avenue Calgary Alberta

\$2,499,900

Welcome to The Bardot an architectural masterpiece that seamlessly blends modern elegance with functional luxury in Calgary's coveted Marda Loop. This newly constructed, custom-designed residence offers four bedrooms, 4.5 bathrooms, and a wealth of upscale features. The stunning exterior, complete with a grand entrance, opens to a welcoming foyer and a light-filled home office with tailored millwork. Inside, timeless Oak hardwood flooring spans the main and upper levels, paired with custom hardwood stairs and black metal-clad windows that bathe every room in natural light. The gourmet kitchen is a chef's dream, equipped with highend built-in appliances including a 48" refrigerator, a 48" gas range, a pull-out island microwave, and a central island adorned with Calacatta Vagli countertop. A butler's pantry with ample storage adds practicality, while the spacious dining room features a custom oak sideboard--functional spaces like the mudroom, adorned with bespoke millwork. The living room, centred around a custom gas fireplace, provides a cozy gathering space, while upstairs, large stairway windows highlight the hardwood floors leading to a luxurious second level. All bedrooms feature walk-in closets and private ensuites. The primary suite boasts vaulted ceilings and a spa-like 5-piece ensuite with in-floor heating, his-and-her vanities, a soaker tub, and a steam shower. Two additional bedrooms with ensuites, both with in-floor heat, and a convenient laundry room complete the upper floor. The fully finished basement is perfect for entertaining, with in-floor heating rough-ins, a gym, a full bathroom, and a stylish basement bar. Throughout the home, attention to detail is evident in the custom millwork, satin brass and honey bronze hardware, Venetian plaster walls, and Saltillo Zellige tiles. Crown moulding, decorative wall sconces, and rift-cut white oak accents add ...

Primary Bedroom 15.00 Ft x 15.50 Ft

Other 9.17 Ft x 11.17 Ft

5pc Bathroom 12.50 Ft x 15.17 Ft

Other 5.17 Ft x 5.50 Ft

Bedroom 13.83 Ft x 13.67 Ft

3pc Bathroom 5.00 Ft x 8.00 Ft

Bedroom 14.67 Ft x 12.50 Ft

Other 9.00 Ft x 7.83 Ft

3pc Bathroom 9.00 Ft x 5.50 Ft

Recreational, Games room 10.83 Ft x 6.67 Ft

Recreational, Games room 16.50 Ft x 14.25 Ft

Recreational, Games room 13.67 Ft x 15.33 Ft

Exercise room 13.00 Ft x 10.42 Ft

Furnace 9.67 Ft x 15.17 Ft

Bedroom 10.75 Ft x 14.17 Ft

3pc Bathroom 5.50 Ft x 10.17 Ft

Foyer 11.33 Ft x 9.83 Ft

Office 12.00 Ft x 12.08 Ft

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Listing Presented By:



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**Mirror**

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Laundry room 6.67 Ft x 11.17 Ft