



2238 31 Avenue Calgary Alberta

\$1,099,900

Discover your dream home nestled on a quiet street in the heart of vibrant Marda Loop. A well-designed floor plan with many luxury upgrades and finishes debuts on the market (original owner built the home for themselves). MOVE-IN READY and Quick Possession is Available! This fully finished single-family home boasts over 2,800 sq.ft of gorgeous living space and offers a total of 4 bedrooms, 3.5-bathrooms with a double detached garage. Backs on a park/playground and a 5-minute walk to Richmond School (K-6). Upon entering you will be greeted with a striking curved staircase with open risers, 9-ft flat ceilings on the 1st and 2nd floor, hardwood floors on the main and upper level (no carpet in the home), and a sun-filled formal dining room flooded with natural light, ideal for entertaining. The kitchen is equipped with elegant granite countertops, a large island, gas cooktop and wall oven, corner pantry and plenty of cabinetry space. Relax in the spacious living room with floor-to-ceiling windows, a cozy gas fireplace, custom-built double sliding glass doors that lead to the backyard with a gas line, great for summer BBQs. Finishing the main is a sitting area off the kitchen, a two piece powder room, and a side door to the back. Upstairs, retreat to the primary bedroom with a fireplace, wall of windows, a sun-filled balcony (perfect for morning coffee or enjoying evening sunset), walk-in closet and a beautifully designed 5-piece ensuite. Three skylights offer extra natural light on the upper level, which is complete with two spacious bedrooms featuring walk-in closets and big windows, a 4pc bathroom, and a spacious laundry room with a window and sink, enhancing the convenience. Additionally, there is an office/den with built-ins that's ideal for working from home. The fully developed basement offers in-floor heating throughout, a fourth bedroom, a 4pc bath, and a spac...

4pc Bathroom 7.00 Ft x 4.92 Ft

Bedroom 9.92 Ft x 9.92 Ft

Recreational, Games room 14.92 Ft x 30.17 Ft

Storage 7.08 Ft x 10.92 Ft

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Furnace 7.08 Ft x 8.17 Ft

Kitchen 17.42 Ft x 17.92 Ft

Living room 16.08 Ft x 13.42 Ft

4pc Bathroom 7.50 Ft x 4.92 Ft

5pc Bathroom 9.00 Ft x 12.75 Ft

Bedroom 9.50 Ft x 17.75 Ft

Bedroom 9.00 Ft x 16.83 Ft

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(CENTRAL)**

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2pc Bathroom 5.08 Ft x 5.00 Ft
Dining room 16.08 Ft x 12.58 Ft

Laundry room 5.92 Ft x 10.75 Ft
Primary Bedroom 11.00 Ft x 14.92 Ft