



## 2448 31 Avenue Calgary Alberta

\$999,990

Located in the spirited community of Marda Loop with exceptional access to downtown, this spectacular home is virtually noise free despite its proximity to Crowchild Trail. This is more than just a home -- it's a feeling you must experience in person. From the moment you step inside, you'll understand why this custom-built infill masterpiece simply can't be overlooked. The energy here is warm, uplifting, and undeniably special -- the kind that photos can't quite capture. With over 2,880 sq ft of impeccably designed living space, this home effortlessly blends luxury, comfort, and timeless style. Every corner surprises you with just how open and spacious it feels -- soaring ceilings, natural light pouring in through expansive windows and skylights, and thoughtful design choices that make the home feel both grand and inviting. The heart of the home, a show-stopping chef's kitchen, is as functional as it is stunning, featuring premium KitchenAid stainless steel appliances, quartz countertops, custom cabinetry, and an oversized island that invites connection. Whether you're hosting guests or enjoying quiet family time, the layout flows seamlessly between the kitchen, dining, and living areas -- all soaked in natural light and offering cozy touches like a tiled gas fireplace, exposed beams, and white oak hardwood floors. You'll find beautiful surprises throughout: a stylish pocket office perfect for remote work, a dramatic Italian-tiled foyer, a mudroom built for busy lives, a 2-piece powder room with floor to ceiling Italian tile, and a designer staircase that sets the tone for the upper level. Upstairs, vaulted ceilings create a feeling of even more space with two expansive bedrooms, a 4-piece bathroom, laundry, and the serene primary suite is a true retreat with its spa-like 6-piece ensuite, steam shower, fireplace, and soaker tub. The fully developed basement extends...

Family room 19.00 Ft x 16.58 Ft

Furnace 8.08 Ft x 7.00 Ft

Other 5.17 Ft x 8.75 Ft

Bedroom 13.50 Ft x 10.75 Ft

2pc Bathroom 5.67 Ft x 5.00 Ft

3pc Bathroom 5.67 Ft x 9.33 Ft

Office 6.67 Ft x 7.50 Ft

Den 9.75 Ft x 10.25 Ft

Other 5.83 Ft x 6.50 Ft

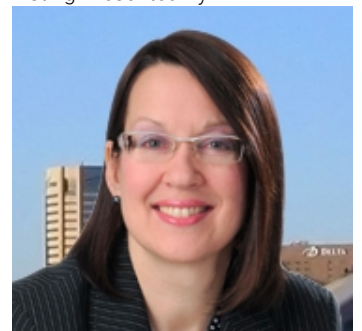
Laundry room 7.67 Ft x 5.25 Ft

Primary Bedroom 12.33 Ft x 12.08 Ft

Bedroom 9.75 Ft x 11.00 Ft

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Listing Presented By:



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Kitchen	13.33 Ft x 14.50 Ft	Bedroom	9.67 Ft x 9.50 Ft
Dining room	13.75 Ft x 15.00 Ft	4pc Bathroom	8.33 Ft x 6.00 Ft
Living room	13.25 Ft x 16.50 Ft	6pc Bathroom	16.25 Ft x 9.08 Ft
Foyer	6.08 Ft x 7.17 Ft		