



## 2419 31 Avenue Calgary Alberta

\$1,310,000

Coming Soon, this newly constructed home is located in the highly desirable community of Richmond, just steps away from the popular area of Marda Loop. Currently in framing stage this two storey Scandinavian inspired home built by Goulet Developments Ltd. and professionally designed by Stephanie Jean Design. The home offers cutting edge design, clean simple lines, along with ultra high end finishings. High quality craftsmanship using the latest in building construction make this home a step above the rest. An ICF foundation with 10' basement ceilings, 10' main ceilings and 14' vaulted 2nd storey ceilings makes this home feel extra spacious and bright. Hardwood floors will flow through out each level, including the basement. Stone countertops, high end cabinets, lighting and luxury appliances will provide the finishings touches to this incredible home. The main floor consists of a dining room, living room, kitchen, mudroom & powder room. Upstairs you will find, 3 bedrooms, two full baths & laundry. The basement offers a 4th bedroom, gym, entertainment area, wet-bar & a full bath. The exterior of the home will be finished in hardie board, with a fully landscaped yard and a south facing backyard. The home also comes with a fully insulated and drywalled two car detached garage. Don't miss this opportunity to make this your next home. FEATURES INCLUDE: HARDWOOD FLOORS THROUGH OUT, STONE COUNTERTOPS, LUXURY APPLIANCES, SKYLIGHTS, VAULTED CEILINGS, 10' CEILINGS, WET-BAR, GYM, HEATED FLOORS, FIREPLACE, STEAM SHOWER, WIRED FOR DATA & SOUND, LANDSCAPED YARD, 10 YEAR NEW HOME WARRANTY. (id:6769)

3pc Bathroom Measurements not available  
 Exercise room 15.00 Ft x 12.92 Ft  
 Recreational, Games room 18.92 Ft x 15.00 Ft  
 Bedroom 15.00 Ft x 10.33 Ft  
 Kitchen 21.33 Ft x 11.92 Ft  
 Dining room 14.50 Ft x 10.50 Ft  
 Living room 17.83 Ft x 14.50 Ft

2pc Bathroom Measurements not available  
 Primary Bedroom 14.42 Ft x 11.75 Ft  
 Bedroom 13.00 Ft x 10.25 Ft  
 5pc Bathroom Measurements not available  
 4pc Bathroom Measurements not available  
 Bedroom 13.67 Ft x 10.33 Ft

Listing Presented By:



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