



## 1936 31 Avenue Calgary Alberta

\$2,374,900

Welcome to The Bardot, an architectural masterpiece that seamlessly blends French cottage elegance with modern luxury in Calgary's highly desirable Marda Loop. Thoughtfully crafted by Cedar Rock Homes and curated by Aly Velji Designs, this bespoke residence offers four bedrooms, 4.5 bathrooms, and a triple-car garage. The exterior showcases a stunning fusion of stone, stucco, and Hardie panel, paired with an aluminum cedar soffit entry, custom aluminum Lux windows, and a striking front entry door. A private backyard enhances the tranquility of the large composite patio with aluminum glass railing, while the fully landscaped and fenced yard ensures low-maintenance outdoor enjoyment. Inside, 10' ceilings on the main level and 9' ceilings on the upper and lower floors create a sense of volume and sophistication. The wide plank white oak engineered hardwood flooring extends across all floors, all solid core doors, accentuated by custom site-built cabinetry with maple dovetail drawers and Blum hinges throughout. The heart of the home is the gourmet kitchen, appointed with a premium JennAir appliance package including a 48" gas range, 48" panelled refrigerator, panel-ready dishwasher, and an island microwave drawer. A curved quartz slab island, custom cabinetry, and a sculptural hood fan set the tone for a refined culinary space. A butler's pantry with extended storage and designer lighting and plumbing fixtures, including Brizo and Delta finishes, enhances functionality and style, while the spacious dining room features a custom oak sideboard, functional spaces like the large mudroom, adorned with bespoke millwork. A cozy gas fireplace anchors the main floor living room, while the foyer leads to a beautifully designed home office complete with custom cabinetry with glass doors, French doors, and floor plugs. Upstairs, three bedrooms each offer their own walk-in closets ...

Primary Bedroom 15.00 Ft x 15.50 Ft

Other 9.17 Ft x 11.17 Ft

5pc Bathroom 12.42 Ft x 15.17 Ft

Other 5.17 Ft x 5.50 Ft

Bedroom 13.75 Ft x 13.58 Ft

3pc Bathroom 5.00 Ft x 8.00 Ft

Bedroom 14.67 Ft x 12.50 Ft

Recreational, Games room 31.17 Ft x 26.75 Ft

Exercise room 13.00 Ft x 10.42 Ft

Furnace 9.75 Ft x 15.17 Ft

Bedroom 12.42 Ft x 14.50 Ft

3pc Bathroom 5.00 Ft x 10.33 Ft

Foyer 17.83 Ft x 11.83 Ft

Office 12.00 Ft x 14.08 Ft

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Listing Presented By:



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**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
[cm.mackenzie@shaw.ca](mailto:cm.mackenzie@shaw.ca)

Other 8.92 Ft x 7.83 Ft

3pc Bathroom 8.92 Ft x 4.92 Ft

Laundry room 6.75 Ft x 11.08 Ft

Living room 16.67 Ft x 17.00 Ft

Kitchen 24.00 Ft x 9.50 Ft