



# 2414 31 Avenue Calgary Alberta

\$1,275,000

This magnificent three-story residence, boasting over 3,000 square feet of fully developed living space, is the epitome of modern luxury. Nestled in a serene cul-de-sac in the vibrant and sought-after Marda Loop neighborhood, this home has been impeccably maintained by its original owner, exemplifying top-tier craftsmanship and attention to detail. Every aspect of this property has been meticulously designed with a discerning eye, from the expertly chosen finishing materials to the chic and stylish color palette that creates an atmosphere of sophistication and warmth. Upon entering, you'll find the main floor thoughtfully arranged to maximize both function and elegance. The gourmet chef's kitchen is a highlight, featuring floor-to-ceiling walnut cabinetry, state-of-the-art Thermador commercial-grade appliances, and exquisite quartz countertops. This culinary haven seamlessly flows into a cozy living room, a dedicated main floor office space perfect for remote work, and a formal dining room ideal for entertaining guests. Ascending the beautifully crafted glass staircase, you'll arrive at the luxurious second-level master suite. This sanctuary offers soaring 9-foot ceilings, dual sinks, a custom steam shower, an air jet tub, and heated floors, creating a spa-like retreat within your own home. The third level of this stunning abode is flooded with natural light, thanks to the large windows that invite the outdoors in. This versatile space can be tailored to suit your needs, whether you envision a tranquil reading nook, an artist's studio, or a dynamic entertainment area. Completing this level is a 2-piece bath, a convenient wet bar, and a south-facing rooftop patio that promises endless opportunities for al fresco dining and relaxation. Experience the allure and elegance of this remarkable home, lovingly cared for by its original owner, and see for yourself what treasures...

Bedroom 13.92 Ft x 10.25 Ft  
 4pc Bathroom 9.42 Ft x 5.33 Ft  
 Bedroom 10.67 Ft x 9.92 Ft  
 Laundry room 7.33 Ft x 6.17 Ft  
 Primary Bedroom 15.08 Ft x 11.92 Ft  
 Other 6.33 Ft x 7.83 Ft

Recreational, Games room 24.42 Ft x 13.17 Ft  
 4pc Bathroom 5.25 Ft x 8.25 Ft  
 Bedroom 11.25 Ft x 12.83 Ft  
 Other 5.17 Ft x 4.83 Ft  
 Storage 17.67 Ft x 4.92 Ft  
 Other 5.08 Ft x 5.75 Ft

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5pc Bathroom 7.33 Ft x 15.83 Ft  
2pc Bathroom 3.00 Ft x 7.75 Ft  
Bonus Room 16.75 Ft x 15.67 Ft  
Furnace 7.00 Ft x 5.67 Ft

Living room 13.58 Ft x 11.83 Ft  
Dining room 10.00 Ft x 8.00 Ft  
Other 13.25 Ft x 13.75 Ft