



2440 31 Avenue Calgary Alberta

\$1,400,000

Welcome to your dream home in the prestigious community of Richmond, SW Calgary. This stunning new build offers the perfect blend of modern elegance and sophisticated design, featuring high-end finishes and thoughtful craftsmanship. The spacious open floor plan allows for an expansive living area with large windows that flood the space with natural light, creating a warm and inviting atmosphere. The gourmet kitchen - outlined with a beautiful vaulted ceiling/beams, is equipped with top-of-the-line stainless steel appliances (customization still available), custom cabinetry, large island with quartz countertops (customization still available), and an oversized Frigidaire stainless steel fridge, makes for a perfect location for entertaining guests. Retreat to the spacious master bedroom that boasts an abundance of natural light, vaulted ceilings, walk-in closet and a spa-like ensuite bathroom, complete with a freestanding soaking tub, dual vanities, and an oversized steam shower. The second floor is equipped with 10 foot ceilings throughout, creating an airy and spacious feel. The home features 3 additional spacious bedrooms, each with ample closet space and easy access to beautifully designed bathrooms. Step outside to your private backyard, perfect for summer barbecues or relaxing evenings under the stars. The landscaped yard includes a patio area (equipped with a gas line for BBQ). On the front side of the home, there is a beautiful concrete porch - perfect for enjoying warm summer nights, watching the sunset. Throughout the home, you'll find vaulted ceilings, an open riser staircase, hardwood flooring, designer lighting, and premium fixtures that elevate the overall aesthetic. Due to the completion date being mid-March, the builder is open to customization on certain details in the home. Located in the highly sought-after Richmond community, this home is within...

Bedroom 15.67 Ft x 11.50 Ft
4pc Bathroom 7.50 Ft x 5.00 Ft
2pc Bathroom 5.33 Ft x 4.83 Ft
Primary Bedroom 17.00 Ft x 12.17 Ft

Bedroom 14.00 Ft x 10.17 Ft
Bedroom 14.00 Ft x 10.17 Ft
5pc Bathroom 12.33 Ft x 10.17 Ft
4pc Bathroom 8.33 Ft x 4.92 Ft

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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