



## 2612 31 Street Calgary Alberta

\$1,099,900

OPEN HOUSES Saturday October 19th 10AM-1PM & Sunday October 20th 10AM-1PM! This meticulously crafted Modern Farmhouse is adorned with luxury finishings and exceptional upgrades. Professionally designed and executed by an experienced local builder that prioritizes layouts first, with beautifully accompanying aesthetics to match. Built-ins, high end tile, and engineered hardwood are just a few of the selections that make this home truly stand out. The main floor opens up into a foyer and adjoining dining room with big windows and a stunning large format tile feature wall. Transitioning into the chef's kitchen is a giant island with double sink and ample seating, full stainless steel Kitchenaid appliance package, and two built in pantries. The living room is off to the back and includes a gas fireplace and sliding glass patio door opening up onto the private back deck. The nearby mudroom is filled with tons of storage space and connects to a pathway leading out to the double detached garage. This floor is finished off by a functional powder room with another breathtaking integrated large format porcelain tile feature. Upstairs is the expansive primary bedroom, which includes 14 ft vaulted ceilings and is flooded with natural light by the large west-facing arched window. It also includes a giant walk-in closet and a lavish makeup/vanity station that optimizes additional storage. The attached ensuite comes with a standup shower with a steam unit, double vanity, free standing soaker tub with a standing bath filler system, plus in-floor heating. Two additional huge bedrooms with walk-in closets, a full bathroom, and laundry room with a sink complete this level. Down in the basement is a media room with built-in shelving and wet bar area perfect for entertaining, as well as an enclosed home gym with a full length mirror and shock absorbing flooring. An additional bedroom a...

4pc Bathroom 8.50 Ft x 4.92 Ft

Bedroom 12.75 Ft x 9.83 Ft

Recreational, Games room 18.92 Ft x 16.33 Ft

Exercise room 8.58 Ft x 10.08 Ft

Furnace 5.83 Ft x 15.42 Ft

Dining room 12.25 Ft x 9.25 Ft

Living room 15.08 Ft x 14.92 Ft

Primary Bedroom 12.67 Ft x 17.17 Ft

Bedroom 11.25 Ft x 11.00 Ft

Bedroom 10.25 Ft x 14.67 Ft

Laundry room 8.83 Ft x 5.50 Ft

5pc Bathroom 8.67 Ft x 16.00 Ft

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Listing Presented By:



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2pc Bathroom 6.25 Ft x 5.00 Ft

Other 6.33 Ft x 7.33 Ft

Kitchen 15.67 Ft x 19.92 Ft

4pc Bathroom 8.83 Ft x 4.92 Ft