



## 31 Harvard Street Calgary Alberta

\$1,050,000

Stunning Custom-Built DETACHED INFILL in the highly sought-after neighborhood of Highwood Park! This immaculate 2-story home spans over 2,800 sq ft of thoughtfully designed living space, blending modern luxury with comfortable family living. As you step inside, you are welcomed by an expansive foyer that transitions effortlessly into the open-concept main floor. Soaring 9' ceilings on each floor and large windows flood the space with natural light, highlighting the elegant hardwood floors and sophisticated finishes throughout. The gourmet kitchen is a chef's dream, featuring quartz countertops, premium stainless-steel appliances, a massive island with waterfall, capacity of seating, and ample cabinetry for all your culinary needs. Note: appliances will be placed prior to the possession (please refer to the supplement provided for details). The formal dining area is ideal for entertaining, seamlessly connecting to the inviting living room centered around a cozy gas fireplace. The main level also includes a well-appointed half bath and convenient access to the backyard and double detached garage. Upstairs, the luxurious master suite offers a serene retreat with a spacious walk-in closet and a lavish ensuite boasting dual vanities and a deep free standing soaking tub. The master bedroom also features a private balcony at the front of the house, complete with glass railing, providing a perfect spot to enjoy your morning coffee or unwind in the evenings. Two additional generously-sized bedrooms share a beautifully designed full bathroom, while the upper-level laundry room adds practicality to daily living. Legal basement Suite approved from City, where you could live, rent out, or Air BnB! Featuring a private entrance, a full kitchen, a spacious living area, 2 large bedrooms with walk in closets, and a full bathroom, this self-contained legal suite is perfect for genera...

Living room/Dining room 19.25 Ft x 16.33 Ft

Bedroom 12.92 Ft x 10.25 Ft

Bedroom 11.67 Ft x 9.92 Ft

4pc Bathroom .00 Ft x .00 Ft

Living room 17.00 Ft x 13.00 Ft

Kitchen 17.00 Ft x 16.00 Ft

2pc Bathroom .00 Ft x .00 Ft

Primary Bedroom 14.17 Ft x 12.42 Ft

Bedroom 13.42 Ft x 10.67 Ft

Bedroom 13.42 Ft x 10.08 Ft

Laundry room 8.33 Ft x 5.33 Ft

6pc Bathroom .00 Ft x .00 Ft

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Listing Presented By:



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Dining room 17.00 Ft x 13.83 Ft

4pc Bathroom .00 Ft x .00 Ft