



## 331 31 Avenue Calgary Alberta

\$829,000

UNIQUE and absolutely stunning property for INVESTORS/ BUILDERS this Tuxedo Park home is a nature-inspired park like haven. Inner city house with RCG zoning that is already sub-divided into 2 lots. The south side of all three levels are made up of full-height windows, and a thermal envelope (passive Solar) maximizes temperature control and efficiency. **\*\*\*MAIN FLOOR\*\*\*** An enclosed porch opens to the main entry, so there is plenty of room for outerwear. The kitchen offers vast quartz counters, maple cabinetry, and sleek modern appliances, as well as a full pantry. A breakfast bar overlooks the dining area, which is large enough for even the biggest family meals. The solarium-style living area is inviting and peaceful, with tons of natural light, beautiful wood details, and newer high-end laminate floors. The main floor bedroom includes a built-in vanity with a sink, which would make a great coffee station for overnight guests, and there is a full bathroom on this level. **\*\*\*UPSTAIRS\*\*\*** The upstairs sunroom is a high-ceilinged bonus room with more gorgeous wood styling. The primary suite enjoys direct access, and also has a large anteroom with a make-up vanity and sink, great for a nursery, dressing area, or home workspace. Skylights in the vaulted ceilings bring in so much natural light. There is a third bedroom as well as an office here, and the main bathroom is bright and well-appointed. **\*\*\*BASEMENT\*\*\*** The basement feels like a walkout - kids will have a blast on the indoor playground. The living area is an ideal spot for your home theatre, while in the den, a gas fireplace ups the cozy factor and there is plenty of room for your home gym. The laundry area provides extra storage and a sink, plus there is a separate utility room, where a central vacuum and a second furnace have been installed. **\*\*\*OUTSIDE\*\*\*** Outside, a quaint front gate steps into a patio among the tr...

Living room 30.00 Ft x 10.42 Ft  
 Kitchen 16.75 Ft x 8.58 Ft  
 Dining room 13.25 Ft x 14.58 Ft  
 Pantry 6.67 Ft x 8.50 Ft  
 3pc Bathroom 6.25 Ft x 5.17 Ft  
 Other 10.17 Ft x 14.83 Ft

4pc Bathroom 11.08 Ft x 5.08 Ft  
 Other 6.50 Ft x 8.67 Ft  
 Recreational, Games room 16.67 Ft x 18.17 Ft  
 Dining room 10.08 Ft x 14.83 Ft  
 Laundry room 18.58 Ft x 8.58 Ft  
 Sunroom 30.00 Ft x 10.42 Ft

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Primary Bedroom 14.67 Ft x 13.75 Ft

Bedroom 10.17 Ft x 14.83 Ft

Family room 30.00 Ft x 10.42 Ft

Furnace 11.25 Ft x 5.08 Ft

Other 5.08 Ft x 9.00 Ft

Bedroom 14.75 Ft x 12.92 Ft