



# 1407 31 Street Calgary Alberta

\$1,275,000

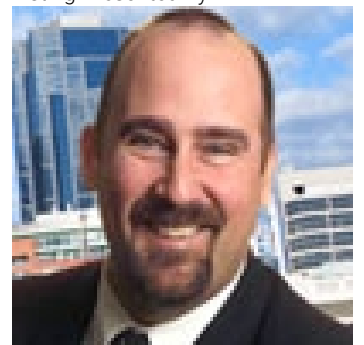
A RARE FIND IN SHAGANAPPI! Built on a 29.5 ft wide lot this incredible, ultra-luxurious detached home offers over 3,280 total sq ft, an ideal floorplan, plus DESIGNER UPGRADES and is ready to become your dream home! Shaganappi might be the ideal inner-city neighbourhood, w/ all the conveniences of urban living at your doorstep. This brand-new home is moments from the Shaganappi Golf Course, Edworthy Park, the idyllic Douglas Fir Trail and the entire Bow River Pathway System is a short 10-min bike ride away. You're within walking distance of the LRT and multiple schools for all ages! Plus, never-ending local shops & cafes in Shaganappi and surrounding communities add variety to your weekend outings and everyday coffee dates. Stylish & functional, discover luxurious finishings across this entire upgraded home. On the main floor, soaring 11-FT CEILINGS and wide-plank oak hardwood flooring make a grand welcome as you enter the house and step into the central kitchen. The kitchen features custom cabinetry with lots of lower drawers, quartz countertops with matching full-height quartz backsplash, and a custom hood fan. The oversized 15-ft island features a waterfall quartz counter, contemporary vertical panel accents & bar seating. The premium KitchenAid appliance package includes a gas cooktop, built-in wall oven & microwave, a French-door refrigerator & dishwasher. The elegant dining room sits under an ultra-modern chandelier and features a full-wall pantry with elegant glass-panelled cabinets. The rear living room overlooks the backyard and features an impressive media wall, an inset gas fireplace, ceiling-height surround, & a full-wall TV counter. Many of us work from home, part or most of the time, and the mini OFFICE is perfect for productive working days. A good-sized window keeps the room nice & bright, and a built-in desk w/ floating shelves keep you focused & o...

Bedroom 13.58 Ft x 11.92 Ft  
 Recreational, Games room 26.75 Ft x 15.25 Ft  
 Exercise room 10.92 Ft x 7.92 Ft  
 4pc Bathroom Measurements not available  
 Living room 16.17 Ft x 14.17 Ft  
 Kitchen 20.83 Ft x 9.50 Ft

Primary Bedroom 14.00 Ft x 13.67 Ft  
 Bedroom 11.83 Ft x 10.92 Ft  
 Bedroom 11.83 Ft x 10.92 Ft  
 Laundry room 10.08 Ft x 5.92 Ft  
 4pc Bathroom Measurements not available  
 4pc Bathroom Measurements not available

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Listing Presented By:



Originally Listed by:  
RE/MAX HOUSE OF REAL ESTATE

<https://innercityinfills.ca/>

### RE/MAX Realty Professionals

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darylcarlson@shaw.ca

Dining room 14.83 Ft x 13.83 Ft

2pc Bathroom .00 Ft

Office 5.83 Ft x 5.50 Ft

5pc Bathroom Measurements not available

Other 14.00 Ft x 6.00 Ft