



## 1920 31 Avenue Calgary Alberta

\$2,395,000

Introducing a masterpiece of luxury living in the heart of the city, where no detail has been overlooked in this stunning custom-designed property. Offering over 4,600 square feet of exquisite living space, this one-of-a-kind home is the epitome of sophistication, blending modern convenience with timeless elegance. Equipped with state-of-the-art home automation and an impressive triple garage, this residence redefines upscale living. Step inside to the open-concept great room, where elegant white oak hardwood floors create a stunning backdrop of refined luxury. The seamless flow leads you through a meticulously crafted layout, complete with a dedicated home office and a mudroom that serves both the front and back entrances—offering convenience and organization in one central location. The heart of the home is the show-stopping gourmet kitchen, a chef's dream with custom cabinetry, a premium 48" gas range, a 13-foot island, and a stunning designer backsplash. The adjacent living with a gas fireplace and dining rooms exude style and comfort, both connecting effortlessly to the outdoor living areas, perfect for entertaining or relaxing. Upstairs, the magnificent primary retreat is a sanctuary featuring a luxurious spa-like ensuite with a steam shower, soaker tub, and a spacious dressing room that conveniently connects to the laundry room. Two additional upper-level bedrooms, each with their own walk-in closets and full ensuites, provide ample space and privacy. A bonus room and a fully outfitted laundry room further elevate the living experience. The lower level is designed for recreation offering a large rec room complete with a media area, projector, and retractable screen. This level is further elevated by a wine cellar and bar, accompanied by a spacious fourth bedroom and a luxurious bathroom complete with a sauna for ultimate relaxation. Additional features incl...

4pc Bathroom 9.25 Ft x 8.83 Ft

Bedroom 13.08 Ft x 10.67 Ft

Recreational, Games room 21.75 Ft x 33.00 Ft

Storage 6.17 Ft x 7.08 Ft

Furnace 11.17 Ft x 21.75 Ft

Wine Cellar 7.50 Ft x 10.42 Ft

Living room 23.50 Ft x 16.08 Ft

Office 10.50 Ft x 17.50 Ft

Other 7.58 Ft x 13.92 Ft

3pc Bathroom 10.25 Ft x 5.08 Ft

4pc Bathroom 10.92 Ft x 5.42 Ft

5pc Bathroom 17.67 Ft x 13.58 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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RE/MAX Realty Professionals

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**2pc Bathroom** 6.75 Ft x 5.25 Ft  
**Dining room** 16.92 Ft x 13.08 Ft  
**Foyer** 6.50 Ft x 9.50 Ft  
**Kitchen** 18.58 Ft x 14.25 Ft

**Bedroom** 14.00 Ft x 10.75 Ft  
**Bedroom** 12.92 Ft x 10.17 Ft  
**Family room** 10.50 Ft x 15.75 Ft