



1936 31 Avenue Calgary Alberta

\$2,199,900

Set on a quiet street in the heart of Marda Loop, The Bardot is an exceptional custom residence that blends refined French-Country character with contemporary luxury. Thoughtfully designed and built by Cedar Rock Homes with interiors curated by Aly Velji Designs, this home offers four bedrooms, 4.5 bathrooms, and a rare triple-car garage. The striking exterior showcases a sophisticated mix of stone, stucco, and Hardie panel, accented by an aluminum cedar soffit entry, statement front door, and custom aluminum Lux windows with black interior cladding. The fully landscaped and fenced backyard is designed for low-maintenance enjoyment and features a generous composite patio with aluminum and glass railing, creating a private outdoor retreat. Inside, wide plank white oak engineered hardwood flooring flows throughout all levels, complemented by solid core doors and custom site-built cabinetry with wood dovetail drawers. Soaring 10-foot ceilings on the main floor and 9-foot ceilings on both the upper and lower levels enhance the home's bright and open feel. The main living area is anchored by a cozy gas fireplace and transitions seamlessly into the chef-inspired kitchen featuring a premium JennAir appliance package, including a 48-inch gas range, 48-inch panelled refrigerator, panelled dishwasher, and a microwave drawer integrated into the island with additional storage on both sides. A curved quartz slab island, custom cabinetry, and a bespoke hood fan create a stunning focal point, while the adjacent butler's pantry adds extended storage and elevated lighting. The dining space is highlighted by a custom oak sideboard, and a spacious mudroom with tailored millwork ensures everyday functionality. A private front office is thoughtfully designed with French doors, floor plugs, and custom glass-front cabinetry. Upstairs, three generously sized bedrooms each feature walk-in ...

Exercise room 10.58 Ft x 13.00 Ft

Family room 27.17 Ft x 16.25 Ft

Recreational, Games room 19.25 Ft x 13.83 Ft

3pc Bathroom 10.25 Ft x 4.92 Ft

Bedroom 14.33 Ft x 10.58 Ft

Furnace 15.00 Ft x 9.83 Ft

Kitchen 9.50 Ft x 23.92 Ft

Dining room 14.92 Ft x 9.50 Ft

Pantry 7.58 Ft x 7.33 Ft

Other 9.75 Ft x 6.50 Ft

Other 5.67 Ft x 5.17 Ft

Other 7.58 Ft x 9.42 Ft

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Listing Presented By:



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RE/MAX Realty Professionals

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Office 13.58 Ft x 11.92 Ft

2pc Bathroom 6.92 Ft x 5.67 Ft

Living room 15.33 Ft x 23.92 Ft

Other 11.92 Ft x 11.00 Ft

Other 7.83 Ft x 8.92 Ft

4pc Bathroom 4.92 Ft x 8.92 Ft

Bedroom 13.58 Ft x 13.75 Ft