



# 2036 31 Avenue Calgary Alberta

\$1,195,000

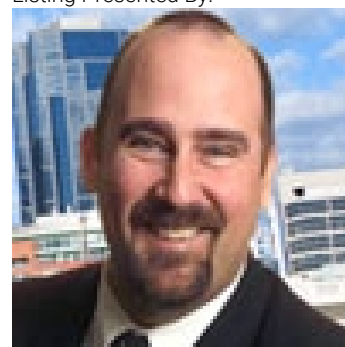
Introducing a masterpiece of architectural design, this residence was personally crafted by renowned architect Richard Davignon and designer Doris Martin of the Davignon Martin Architectural Firm. Spanning over 2,600 sq. ft. of meticulously developed living space, this home effortlessly combines modern luxury with timeless European elegance. Step into an exquisite main level designed for both luxury and comfort. The formal living room, illuminated by natural light, offers an inviting atmosphere, enhanced by a Kingsmen natural gas fireplace. Adjacent is a sophisticated dining area, ideal for hosting elegant gatherings, with a built-in office nook cleverly integrated into the custom-designed stairwell. The European-inspired kitchen is a standout feature, strategically separated from the living space for privacy and a clutter-free ambiance. Outfitted with Brazilian Arabescato granite countertops, custom cabinetry, and top-tier appliances including a Bosch built-in wall oven, built-in microwave, built-in warming drawer, fridge, gas cooktop, dishwasher, and Marvel wine fridge, the kitchen is as functional as it is beautiful. The show-stopping stairwell, crafted from American Walnut, elegantly ascends to the upper level, serving as the focal point of this floor. On the second floor, the elegance continues with two grand master suites, each offering a private, luxurious retreat. Both suites feature lavish ensuite bathrooms, adorned with Brazilian Arabescato granite, custom cabinetry, vessel or floating sinks, and Kohler and Hansgrohe fixtures. The expansive windows flood the rooms with light, while the Kingsmen natural gas fireplaces in both suites create a serene ambiance. The solid Planchers Quebec hardwood flooring, extending throughout the main and upper levels, adds warmth and sophistication. Descend to the fully developed basement, a luxurious extension of the home....

Family room 7.39 M x 4.57 M  
 Bedroom 5.21 M x 4.27 M  
 3pc Bathroom 1.78 M x 1.47 M  
 Foyer 3.10 M x 1.20 M  
 Kitchen 4.78 M x 3.61 M  
 Pantry 1.07 M x 1.04 M

2pc Bathroom 1.98 M x 1.42 M  
 Primary Bedroom 4.17 M x 3.68 M  
 Other 3.12 M x 2.11 M  
 5pc Bathroom 4.04 M x 1.12 M  
 Bedroom 4.52 M x 3.41 M  
 Other 1.96 M x 1.93 M

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Living room 4.55 M x 4.17 M

Dining room 3.33 M x 3.33 M

Office 2.57 M x 2.19 M

4pc Bathroom 3.28 M x 2.57 M

Laundry room 1.70 M x 1.50 M