

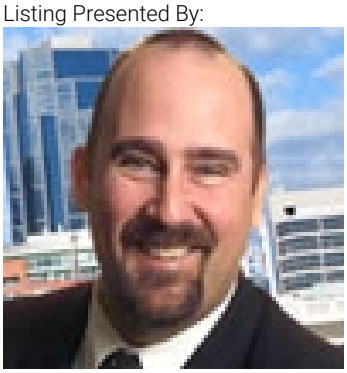
2417 31 Avenue Calgary Alberta

$1,299,900

Located in sought after Richmond, this contemporary 3 bedroom home showcases clean, modern lines and offers over 1,900 sq ft of beautifully designed living space, complemented by a self contained legal 2 bedroom basement suite with its own private entrance. The bright, airy main level features white oak hardwood floors and lofty ceilings, creating an inviting backdrop for the spacious front dining area–ideal for hosting family and friends. The kitchen is a standout, tastefully finished with Omnia Quartz Hemlock counters and backsplash, a large waterfall island/eating bar, abundant storage, and high end appliances including a Fisher & Paykel panel ready fridge/freezer and gas cooktop, professional double oven, and Bosch panel ready dishwasher. The adjacent living room is anchored by a floor to ceiling feature fireplace and custom built ins. A stylish 2 piece powder room completes the main level. The second level hosts three bedrooms, a 4 piece main bath, and a well appointed laundry room with sink and storage. The primary retreat offers a walk in closet and a private 5 piece ensuite with in floor heat, dual sinks, a freestanding soaker tub, and a rejuvenating steam shower. The legal basement suite offers in slab heating throughout and includes a bright living/dining area, a well appointed kitchen with Samsung appliances, two bedrooms, a 3 piece bath, and its own laundry. Its layout is perfect for rental income, extended family, or guests, and can seamlessly transition into additional living space for the main home if desired. Additional features include central air conditioning, a 5 zone speaker system throughout the main and upper floors, security cameras, European gutters, and ICF Foundation. Outdoor living is enhanced by a roomy front porch and a back deck equipped with built in speakers and a gas BBQ hookup. Parking is effortless with a fully insulated and dryw...

Living room/Dining room 12.50 Ft x 9.92 Ft
Kitchen 11.17 Ft x 13.17 Ft
Bedroom 12.25 Ft x 12.17 Ft
Bedroom 12.25 Ft x 14.92 Ft
Furnace 5.42 Ft x 8.25 Ft
3pc Bathroom Measurements not available
Living room 15.92 Ft x 15.33 Ft
2pc Bathroom Measurements not available
Primary Bedroom 11.67 Ft x 17.17 Ft
Bedroom 10.17 Ft x 12.83 Ft
Bedroom 15.92 Ft x 11.17 Ft
Laundry room 5.58 Ft x 8.33 Ft

Listing Presented By:



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Dining room 10.42 Ft x 15.50 Ft

Kitchen 11.75 Ft x 20.33 Ft

4pc Bathroom Measurements not available

5pc Bathroom Measurements not available