



# 2612 31 Street Calgary Alberta

\$1,250,000

This Upcoming Modern Farmhouse is adorned with luxury finishings. Professionally designed and executed by a high quality builder that prioritizes layouts first, with beautifully accompanying aesthetics to match. Built-ins, high end tile, and engineered hardwood are just a few of the selections that make this home truly stand out. The main floor opens up into a foyer and adjoining dining room with big windows and a stunning feature wall. Transitioning into the chef's kitchen is a giant island with double sink and ample seating, full stainless steel Kitchenaid appliance package, and 2 built in pantries. Upgrade the secondary built-in pantry next to the stairwell into a wine feature, desk space, or opening with skylight. The living room is off to the back and includes a gas fireplace and sliding glass patio door opening up onto the private back deck. The nearby mudroom is filled with tons of storage space and connects to a pathway leading out to the double detached garage. This floor is finished off by a stylish powder room. Upstairs is the primary bedroom, which includes 14 ft vaulted ceilings, a giant walk-in closet and your choice of either a makeup/vanity station or coffee bar. The ensuite comes with a standup shower, double vanity, free standing soaker tub with a standing bath filler system, plus in-floor heating. Two additional huge bedrooms with walk-in closets, a full bathroom, and laundry room with a sink complete this level. Down in the basement is a media room with built-in shelving and wet bar area perfect for entertaining, as well as a gym with a full glass wall. An additional bedroom and full bathroom are also down below. The basement will be roughed-in for in-floor hydronic heating, and the mechanical room integrates both a high efficiency furnace and hot water tank. Additional upgrades included are rough-in for AC, upgraded insulation, sound proofing a...

4pc Bathroom 8.92 Ft x 5.00 Ft  
 Bedroom 10.33 Ft x 12.42 Ft  
 Recreational, Games room 13.67 Ft x 14.58 Ft  
 Exercise room 8.92 Ft x 10.83 Ft  
 Dining room 13.42 Ft x 10.33 Ft  
 2pc Bathroom Measurements not available  
 Kitchen 13.33 Ft x 19.17 Ft  
 Living room 15.58 Ft x 13.33 Ft  
 Other 5.50 Ft x 11.00 Ft

Foyer 7.25 Ft x 6.25 Ft  
 Primary Bedroom 13.50 Ft x 12.75 Ft  
 Bedroom 11.50 Ft x 12.33 Ft  
 Bedroom 12.75 Ft x 10.33 Ft  
 Laundry room 6.00 Ft x 9.42 Ft  
 5pc Bathroom Measurements not available  
 Other 8.00 Ft x 6.50 Ft  
 4pc Bathroom Measurements not available

Listing Presented By:



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**RE/MAX Realty Professionals**

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