

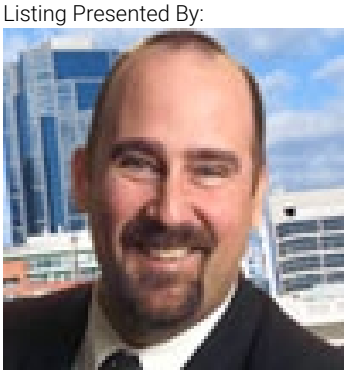
2824 31 Street Calgary Alberta

$1,888,777

A truly rare opportunity to own a three-storey luxury infill on a quiet cul-de-sac in the heart of Killarney, complete with a private rooftop patio, triple-car garage, and nearly 4,150 sq. ft. of total developed living space. Built by Ashmore Homes, this exceptional residence offers the opportunity to work directly with the builder to personalize select finishes and create a home tailored to your lifestyle. Thoughtfully designed with 5 bedrooms, 4 full bathrooms, 2 powder rooms, full air conditioning, and in-floor heating throughout the basement, this home delivers an outstanding combination of elevated design, comfort, and everyday functionality.The main floor welcomes you with a generous formal dining area flows seamlessly into the heart of the home -- a chef-inspired kitchen designed for both entertaining and daily living. The kitchen is centred around an impressive 12-foot island and features double ovens, a gas cooktop, wine refrigerator, extensive built-in cabinetry, and a fully equipped walk-in pantry. The expansive living room is warm yet sophisticated, anchored by a statement fireplace and custom millwork on both sides to create a dramatic focal point. AT the rear has a dedicated office framed by oversized windows, creating a bright and refined work-from-home environmentThe fully developed basement is designed as a complete entertainment and wellness retreat. In-floor heating enhances year-round comfort, while a glass-enclosed gym, spacious recreation area, powder room, and impressive wet bar create the perfect environment for hosting. The bar is fully equipped with two bar refrigerators and complemented by a dedicated wine rack, offering exceptional functionality for entertaining. An additional bedroom with its own private ensuite and walk-in closet makes this level equally well suited for overnight guests or extended family.The second level offers two ...

5pc Bathroom 12.17 Ft x 5.25 Ft
5pc Bathroom 11.92 Ft x 12.58 Ft
Bedroom 12.17 Ft x 13.00 Ft
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Laundry room 6.83 Ft x 5.58 Ft
Primary Bedroom 16.17 Ft x 17.75 Ft
Other 5.58 Ft x 9.33 Ft
Other 10.42 Ft x 10.25 Ft
3pc Bathroom 7.83 Ft x 4.92 Ft
Den 8.50 Ft x 15.75 Ft
2pc Bathroom 6.67 Ft x 6.17 Ft
4pc Bathroom 5.25 Ft x 7.67 Ft
Bedroom 10.75 Ft x 14.92 Ft
Exercise room 6.67 Ft x 15.08 Ft
Recreational, Games room 22.58 Ft x 16.42 Ft
Furnace 7.00 Ft x 9.92 Ft
2pc Bathroom 5.58 Ft x 5.17 Ft
Office 7.83 Ft x 11.17 Ft

Listing Presented By:



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Real Estate Professionals Inc.

RE/MAX Realty Professionals

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Bedroom 9.17 Ft x 10.50 Ft