



**1920 31 Avenue SW**  
**Calgary, Alberta**

**MLS # A2174429**



**\$2,395,000**

<b>Division:</b>	South Calgary		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,277 sq.ft.	<b>Age:</b>	2018 (6 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Insulated, Triple Garage Detached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Level, Rectangular Lot		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding, Stone, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bar, Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, Sauna, Skylight(s), Soaking Tub, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

**Inclusions:** Projector & Screen, 2 Wine Refrigerators, 2 Security Cameras

Introducing a masterpiece of luxury living in the heart of the city, where no detail has been overlooked in this stunning custom-designed property. Offering over 4,600 square feet of exquisite living space, this one-of-a-kind home is the epitome of sophistication, blending modern convenience with timeless elegance. Equipped with state-of-the-art home automation and an impressive triple garage, this residence redefines upscale living. Step inside to the open-concept great room, where elegant white oak hardwood floors create a stunning backdrop of refined luxury. The seamless flow leads you through a meticulously crafted layout, complete with a dedicated home office and a mudroom that serves both the front and back entrances&mdash;offering convenience and organization in one central location. The heart of the home is the show-stopping gourmet kitchen, a chef&rsquo;s dream with custom cabinetry, a premium 48&rdquo; gas range, a 13-foot island, and a stunning designer backsplash. The adjacent living with a gas fireplace and dining rooms exude style and comfort, both connecting effortlessly to the outdoor living areas, perfect for entertaining or relaxing. Upstairs, the magnificent primary retreat is a sanctuary featuring a luxurious spa-like ensuite with a steam shower, soaker tub, and a spacious dressing room that conveniently connects to the laundry room. Two additional upper-level bedrooms, each with their own walk-in closets and full ensuites, provide ample space and privacy. A bonus room and a fully outfitted laundry room further elevate the living experience. The lower level is designed for recreation offering a large rec room complete with a media area, projector, and retractable screen. This level is further elevated by a wine cellar and bar, accompanied by a spacious fourth bedroom and a luxurious bathroom complete with a sauna

for ultimate relaxation. Additional features include professional landscaping, custom blinds and curtains, a tankless hot water system, central air conditioning, and the triple garage with an extended bay to accommodate a truck. Located just two blocks from the vibrant Marda Loop, trendy shops, restaurants, and easy transit access.