



GRASSROOTS
REALTY GROUP

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2824 31 Street SW
Calgary, Alberta

MLS # A2341136



\$1,888,777

Division:	Killarney/Glengarry		
Type:	Residential/House		
Style:	3 (or more) Storey		
Size:	3,019 sq.ft.	Age:	2026 (0 yrs old)
Beds:	5	Baths:	4 full / 2 half
Garage:	Triple Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, City Lot		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Stone	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Natural Woodwork, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Tray Ceiling(s), Walk-In Closet(s), Wet Bar		
Inclusions:	N/A		

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 environment. The 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

generously sized bedrooms, each with its own walk-in closet and connected by a beautifully appointed Jack-and-Jill bathroom. A dedicated laundry room with walk-in storage adds valuable everyday convenience. The primary retreat is designed as a private escape, featuring a spacious walk-in closet and a spa-inspired ensuite complete with a double vanity, statement soaker tub, and elevated finishes throughout. The third floor adds another level of versatility and luxury, featuring an additional bedroom with its own ensuite and walk-in closet, a spacious bonus room, and direct access to a private rooftop patio — an exceptional setting for entertaining, relaxing, or enjoying warm Calgary evenings. Completing the property is a rare triple-car garage, providing exceptional parking, storage, and flexibility — a feature seldom found among inner-city infills. Full air conditioning ensures comfort throughout the summer months, while the basement in-floor heating adds another layer of premium year-round living.