



GRASSROOTS
REALTY GROUP

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2826 31 Street SW
Calgary, Alberta

MLS # A2343163



\$1,750,888

Division:	Killarney/Glengarry		
Type:	Residential/House		
Style:	3 (or more) Storey		
Size:	2,750 sq.ft.	Age:	2026 (0 yrs old)
Beds:	5	Baths:	3 full / 2 half
Garage:	Insulated, Triple Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Irregular Lot, Landscaped, Reverse Pie S		

Heating:	Boiler, High Efficiency, Forced Air, Natural Gas, Steam	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Stucco, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Crown Molding, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Low Flow Plumbing Fixtures, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Smart Home, Soaking Tub, Sump Pump(s), Tankless Hot Water, Track Lighting, Tray Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound		
Inclusions:	2 FRIDGE MACROWAVE IN BASEMENT		

BRAND NEW 3 STOREY WIDE HOUSE CUL DE SAC ROOFTOP PATIO PIE LOT HUGE BACKYARD PAVERS PATIO OVERSIZE TRIPLE GARAGE .CUSTOM BUILT HOUSE 2026 BUILT OPEN FLOOR PLAN WITH TONS OF UPGRADES ..MAPLE KITCHEN CABINETS WITH TAJ MAHAL TOP OF LINE QUARTS COUNTER TOPS QUARTS BACKSPLASH BUILT IN STAINNESS STEEL APPLIANCES GAS BUILT IN STOVE PANTRY WATERFALL ISLAND LOTS OF CABINETS PANTRY ,MAIN FLOOR GLASS OFFICE IN FRONT.3 SPACIOUS BEDROOMS ON 2ND FLOOR 2 FULL BATHROOM PRIMARY BEDROOM WITH TRAY CEILING STEAM SHOWER HEATED FLOOR IN MASTER BATH. LAUNDRY ROOM 2 FULL BATH.3RD FLOOR BONUS ROOM ,ROOFTOP GLASS RAILING PATIO.FULLY FINISHED BASEMENT HEATED FLOOR 2 BEDROOM 1.5 BATH BAR WITH 2 FRIDGE SOFT DRINKS AND BEEER FRIDGE MICROWAVE WINE RACK LIVING ROOM BUILT IN SPAKERS ON MAIN AND BASEMENT HIGH CEILINGS.FULLY FENCED OVERSIZE BACKYARD LANSCAPED WITH TREES PRENIALS PAVER PATIO AND WALKWAY