



GRASSROOTS
REALTY GROUP

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2407 31 Avenue SW
Calgary, Alberta

MLS # A2343869



\$2,499,900

Division:	Richmond		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,502 sq.ft.	Age:	2019 (7 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Heated Garage, Insulated, Triple Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot, Underground		

Heating:	In Floor	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Other	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Walk-In Closet(s), Wet Bar, Wired for Sound

Inclusions: Freezer in garage, underground sprinkler system, steam shower, second fridge/freezer in basement.

Rarely does a home of this calibre and meticulous attention to detail come to market. Located in the desirable inner city community of Richmond and positioned on a 35'x125' lot, this exquisite custom home—crafted by Timber Wolff Design Inc.—is a residence that truly must be experienced. Offering 3+2 bedrooms and nearly 3,700 sq ft of luxurious living space, every level reflects thoughtful design and exceptional craftsmanship. The main floor showcases engineered white oak hardwood, lofty ceilings, and abundant natural light. Gridscape transitional glass provides separation while maintaining an open, airy feel. The living room is anchored by a striking marble surround gas fireplace and custom built ins, flowing seamlessly into a magazine worthy kitchen finished with Caesarstone quartz countertops and backsplash, dual oversized islands, two sinks for effortless prep, and a full Miele appliance package. The dining room easily accommodates large gatherings, and expansive patio doors open to a gorgeous Batu wood deck with built-in speakers—ideal for seamless indoor outdoor entertaining. A private office is tucked just off the dining room, perfect for a dedicated work from home setup. A stylish 2 piece powder room completes the main level. An elegant, custom designed staircase leads to the second level, hosting three bedrooms and a convenient laundry room. The primary suite—with its own fireplace—is a true retreat, offering access to a private balcony, a walk in closet/dressing room, and a sumptuous 6 piece ensuite featuring dual sinks, a relaxing soaker tub, and a rejuvenating steam shower. The additional bedrooms each include walk in closets and private ensuite baths. The fully developed walk out basement—with 10' ceilings—expands the living space with a generous family/media

room complete with fireplace, built ins, a wet bar, and a dedicated wine room—perfect for game or movie nights. Two additional bedrooms and a 3 piece bath provide excellent flexibility for teens, guests, or extended family. A well positioned mudroom offers easy access to the patio. Additional highlights include in floor heating on all three levels, central air conditioning, European tilt and turn windows (many with motorized shades), and a built in sound system throughout. Outside, enjoy a south facing patio and deck, irrigation system, and snow melt on all sidewalks and patio for effortless winter maintenance. Parking is a breeze with a heated and insulated triple detached garage. This exceptional home is perfectly located within walking distance to vibrant Marda Loop and close to schools, shopping, public transit, with easy access to 33rd Avenue and Crowchild Trail.