



GRASSROOTS
REALTY GROUP

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2219 29 Avenue SW
Calgary, Alberta

MLS # A2227135



\$1,559,000

Division:	Richmond		
Type:	Residential/House		
Style:	3 (or more) Storey		
Size:	2,473 sq.ft.	Age:	2024 (1 yrs old)
Beds:	6	Baths:	5 full / 1 half
Garage:	Double Garage Detached, Heated Garage, Insulated		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Low Maintenance Landscape, Rectangular		

Heating: In Floor Roughed-In, Fireplace(s), Forced Air

Floors: Ceramic Tile, Vinyl Plank

Roof: Asphalt

Basement: Finished, Full

Exterior: Stucco, Wood Frame

Foundation: Poured Concrete

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Features: Bar, Bidet, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Sump Pump(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound

Inclusions: Built-In Coffee Machine, Rainfall Shower Head, Raised Garden Bed

OPEN HOUSE SAT AUG. 30th 1-3PM* Step into a world of refined sophistication with this newly constructed three-story masterpiece—where impeccable design, luxurious finishes, and intelligent functionality converge to create an unparalleled living experience. This custom-built home has been thoughtfully curated to offer the highest standard of modern luxury and technology. The open-concept main floor welcomes you with seamless flow from the formal dining room to the opulent living space, anchored by a stunning panelled feature wall. The gourmet kitchen is a showpiece of elegance and innovation, adorned with custom sea-foam green cabinetry, a farmhouse sink, sleek integrated JennAir appliances—including a built-in coffee station—and a panelled refrigerator that blends effortlessly into the space. A lower breakfast bar offers an inviting space for casual gatherings or morning routines. Bathed in natural light, the living room is the epitome of modern warmth, featuring an elegant electric fireplace and a statement accent wall. Expansive sliding glass doors lead to a sun-soaked, south-facing backyard oasis. Beyond lies a heated double detached garage with a fully equipped one-bedroom legal suite above—ideal for a private guest suite, executive office, or rental opportunity. The main floor powder room outfitted with a state-of-the-art smart toilet featuring a heated seat and integrated bidet. A frameless glass wall railing adds architectural flair while maintaining the open setting. The side entrance near the staircase provides discreet access to the upper levels, with soft undermount lighting casting an ambient glow on each step. The second level is a sanctuary of tranquility. The lavish primary suite is a private retreat, complete with a spa-worthy ensuite featuring a sculptural freestanding soaker tub, steam and walk-in

rainfall showers, and gleaming gold fixtures throughout. A bespoke makeup vanity adds an extra layer of indulgence. Two additional designer bedrooms, a chic full bath, and a laundry room with custom cabinetry complete the floor with exceptional grace. Ascend to the third level to discover a versatile bonus loft with a sublime balcony offering million dollar city views. A full bath with a glass-enclosed shower and a spacious bedroom with a private south facing balcony make this level the perfect combination of elevated living and privacy. The fully finished lower level is a true extension of the home's grandeur. Ambient lighting, a built-in media wall, wet bar, wine fridge, roughed-in in floor heat and a sleek glass-walled fitness studio create dynamic functionality. A stylish full bathroom with a rainfall shower and a bedroom complete this level with polished perfection. Throughout the home, striking gold hardware, designer lighting, built-in speakers, advanced smart alarm system create a seamless aesthetic of modern opulence. This is more than a home—it's a lifestyle of elevated living, thoughtful design, modern technology and luxury.