



GRASSROOTS
REALTY GROUP

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2426 29 Avenue SW
Calgary, Alberta

MLS # A2243481

\$1,395,000



Division:	Richmond		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,079 sq.ft.	Age:	2025 (0 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, City Lot		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	French Door, Kitchen Island, Open Floorplan, Quartz Counters		

Inclusions: NONE

Nestled in one of Calgary's most sought-after communities, This exquisite residence, BUILT BY EDGE LUXURY HOMES, A Builder Renowned for Exceptional Luxury Homes, Offers a harmonious blend of Traditional luxury and thoughtful functionality. Every detail has been meticulously designed to create an inviting, sophisticated space perfect for both daily living and elegant entertaining. Step through the front door into a grand formal dining room—ideal for hosting memorable gatherings. The chef's kitchen is a culinary haven, boasting a sprawling central island, sleek quartz countertops, premium stainless-steel appliances, and full-height cabinetry that combines beauty with abundant storage and ambient lighting through out. The open-concept living room is anchored by a striking gas fireplace framed by custom built-ins, offering a warm, welcoming atmosphere. Expensive patio doors open seamlessly to the back deck, creating a perfect flow for indoor-outdoor living and entertaining, and a dedicated office for your peaceful work space. A stylish powder room and well-appointed mudroom complete the main level with both elegance and practicality. Upstairs, the serene primary suite serves as a private sanctuary, featuring a spa-inspired ensuite with a luxurious soaking tub, glass-enclosed walk-in shower with rough-ins for steamer, dual vanities, and in-floor heating. A spacious walk-in closet enhances the comfort and convenience. The second bedroom includes its own walk-in closet . And a charming third bedroom shares a beautiful common bath with second bedroom. The fully finished basement expands the living space with a generous recreation room, custom-built media centre , and a luxurious wet bar—perfect for cozy movie nights or hosting friends. A private gym , and under-stair wash station for your favourite pet, A spacious bedroom with its

own walk-in closet provide versatility and comfort. A stylish full bathroom completes this well-designed level. Outside, the property is complemented by a double-detached garage, offering secure parking and additional storage. Set in vibrant South Calgary, this exceptional home is just moments from scenic parks, boutique shopping, fine dining, and top-rated schools. A true masterpiece of modern design and everyday comfort, this is a rare opportunity to own a home that exceeds every expectation.