



GRASSROOTS
REALTY GROUP

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2011 29 Avenue SW
Calgary, Alberta

MLS # A2250806



\$1,999,900

Division:	South Calgary		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,060 sq.ft.	Age:	2008 (17 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Heated Garage, Triple Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot, View		

Heating: In Floor, Forced Air

Floors: Carpet, Concrete, Hardwood, Tile

Roof: Rubber

Basement: Finished, Full

Exterior: Stucco, Wood Frame, Wood Siding

Foundation: Poured Concrete

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Features: Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Recessed Lighting, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound

Inclusions: Projector & TV screen.

Situated on a 40'x125' lot on sought-after 29th Avenue in South Calgary with FULL UNOBSTRUCTED CITY VIEWS, this modern, airy 3+1 bedroom home, designed by Alloy Homes & built by Bella Homes, offers over 3900 sq ft of luxurious living space. The main level presents Tahibo hardwood floors, lofty ceilings & is drenched in natural light showcasing the front living room & spacious dining area illuminated by a stunning chandelier. The kitchen is discerningly finished with rift cut oak cabinets, large island/eating bar & top of the line appliances including a Subzero fridge/freezer. A large family room with rift cut oak feature wall & fireplace is open to the kitchen, creating a perfect space for family time or entertaining. Completing the main level is a 2 piece powder room. Ascend the open riser floating staircase to the second level that hosts 3 generously sized bedrooms, a 4 piece bath & laundry room. The primary retreat with access to a private balcony, rift cut oak built-ins & cozy fireplace also boasts 2 separate walk-in closets & a posh 6 piece private ensuite with make-up vanity, relaxing air stream tub & rejuvenating steam shower. Bedrooms 2 & 3 both have access to a large south facing balcony with beautiful city vistas. Basement development includes heated etched concrete floors, large family/media room complete with projector TV & screen & wetbar. The finishing touches to the basement are a fourth bedroom, 3 piece bath & direct access to the heated triple attached underdrive garage. Outside, enjoy the beautifully landscaped front gardens & sunny south back yard. This stunning inner city home is located close to trendy Marda Loop, excellent schools, shopping, public transit & has easy access to 33rd & 26th Avenues & Crowchild Trail.

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