



**GRASSROOTS**  
REALTY GROUP

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**2026 29 Street SW**  
**Calgary, Alberta**

**MLS # A2275953**



**\$1,499,999**

<b>Division:</b>	Killarney/Glengarry		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,452 sq.ft.	<b>Age:</b>	2020 (5 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Triple Garage Detached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	See Remarks	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

<b>Inclusions:</b>	Hot tub
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Stunning custom-built executive home with over 3500 Square feet of developed living space including FOUR bedrooms, FOUR full baths, a professionally developed basement, and heated TRIPLE-car garage, ideally located across from a park in Killarney. Stylish exterior with custom stone accents, gemstone lighting and inviting front patio. Open-concept design with neutral tones, 9' & 10' ceilings, wide-plank hardwood flooring, custom mouldings, barn doors, and Hunter Douglas blinds throughout. Chef-inspired kitchen with huge pantry features a six-burner gas range, professional stainless appliances, waterfall countertops, ample white cabinetry, and designer lighting. Spacious living room with gas fireplace and tray ceiling opens to a large deck, saltwater hot tub, and fully fenced yard. Show-stopping foyer with custom locker storage and open-riser staircase with glass railings, plus main-floor powder room and mudroom. Primary retreat offers vaulted ceilings, luxurious 5-piece ensuite with heated floors, floating double vanity, soaker tub, walk-in closet, and private outdoor seating area. Two additional upper bedrooms each include ensuite baths, plus upper-floor laundry. Entertainer's basement features wet bar, fourth bedroom, fourth bath with heated floors throughout, wine cellar, gym, and ample storage. Other features include reverse osmosis water filtration, water softener, radon mitigation and Professionally landscaped low-maintenance yard with irrigation & artificial turf. This is the perfect family home in a great location just minutes to downtown, close to shops and all amenities including schools & parks.