

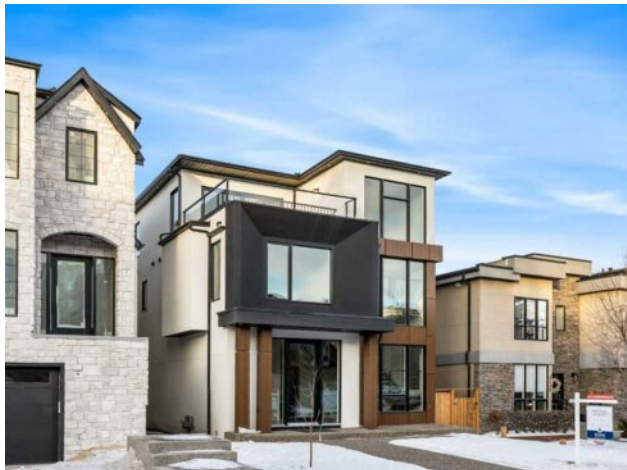


GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

2122 29 Avenue SW
Calgary, Alberta

MLS # A2277334



\$2,294,000

Division:	Richmond		
Type:	Residential/House		
Style:	3 (or more) Storey		
Size:	3,377 sq.ft.	Age:	2025 (1 yrs old)
Beds:	4	Baths:	3 full / 2 half
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot, Views		

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

Features: Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Walk-In Closet(s), Wet Bar, Wired for Sound

Inclusions: Pot filler, 2 paneled beverage fridges (dining room), beverage fridge (basement), wine fridge (wine room).

OPEN HOUSE SATURDAY, FEBRUARY 7TH FROM 1-3 PM & SUNDAY, FEBRUARY 8TH FROM 2-4 PM. Perched on coveted 29th Avenue with UNPARALLELED CITY, DOWNTOWN & MOUNTAIN VIEWS amongst multi-million dollar homes, this exquisite, brand new 3+1 bedroom home is situated on a 33'x125' lot & exudes the epitome of luxury, offering over 4500 sq ft of developed living space. The open, airy main level presents engineered hardwood floors, lofty ceilings & chic light fixtures, showcasing a grand foyer with floor to ceiling Rift cut oak cabinets & textured feature wall that leads to a kitchen that's impeccably finished with chamomile butter quartz counter tops, large island/eating bar, fluted cabinets with spice drawers, corrugated tile backsplash, convenient pot filler & stainless steel appliance package. A walk-in butler pantry with extra utility sink & extra storage that's perfect for storing small appliances is an added convenience. The spacious dining area with built-in hutch & 2 paneled beverage fridges, provides ample space to host family & friends. The living room is anchored by a feature fireplace & wainscoted feature wall. Completing the main level, is a handy mudroom with hexagon tile floors, built-in cabinets & hooks plus a 2 piece powder room. An elegant open riser staircase with glass inserts leads to the second level that hosts 3 bedrooms, a 5 piece main bath & laundry room with sink, lots of storage & hanging racks. The primary retreat is a true private oasis, featuring a sitting area with cozy double sided fireplace, to-die-for walk-in closet with laundry room access & zen-like 6 piece ensuite with heated floors, large vanity with dual sinks, relaxing freestanding soaker tub & rejuvenating steam shower. A third level loft with magnificent feature wall, wet bar & access to north & south decks with UNMATCHED MOUNTAIN VIEWS plus CITY &

DOWNTOWN VISTAS is the ideal space for entertaining. A den/study area & 2 piece powder room are the finishing touches to the third level. Basement development includes a large family/media room with wet bar & charming wine room – perfect for game or movie night. A dedicated home gym with glass doors, epoxy flooring, mirrored wall & electrical for a TV delivers the perfect setting early morning workouts. The fourth bedroom with walk-in closet & large spa-like 3 piece bath with steam shower complete the basement. Other notable features include built-in speakers on each level, wainscoting detail throughout plus roughed in A/C. Outside, enjoy aggregate walk-ways & private back yard with patio & access to the double detached garage with rough in for heat.. This outstanding inner city home is located close to trendy Marda Loop, excellent schools, shopping, public transit & has easy access to 33rd & 26th Avenues & Crowchild Trail.