



GRASSROOTS
REALTY GROUP

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664 29 Avenue NW
Calgary, Alberta

MLS # A2282946



\$1,999,900

| | | | |
|------------------|--|---------------|-------------------|
| Division: | Mount Pleasant | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,665 sq.ft. | Age: | 1996 (30 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached, Heated Garage | | |
| Lot Size: | 0.10 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Backs on to Park/Green Space, Corner Lot, Front Yard | | |

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

Features: Beamed Ceilings, Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Skylight(s), Soaking Tub, Walk-In Closet(s), Wet Bar, Wired for Sound

Inclusions: Instant hot water tap, 3 TV mounts, speakers, wifi extender, basement bar fridge, second wine fridge, keg fridge, basement projector, vacuum system & attachments (as is), audio/video hook behind painting in primary bedroom, security camera system (as is).

OPEN HOUSE SATURDAY, FEBRUARY 7TH FROM 2-4 PM & SUNDAY, FEBRUARY 8TH FROM NOON - 2 PM. Unprecedented location siding & backing onto picturesque Confederation Park! This gracious 3+1 bedroom home with FULLY DEVELOPED WALK-OUT BASEMENT & over 3800 sq ft of developed living space, underwent a "to the studs" renovation in 2015 & exudes elegance. The open & airy main level is adorned with hardwood floors, showcasing a living room with beamed vaulted ceiling with skylights & feature fireplace. The spacious dining area with brick feature wall & built-in Sub-Zero wine fridge has ample space to host friends & family. The kitchen is discerningly finished with granite counter tops, island/eating bar, plenty of storage space & top of the line stainless steel appliances. A bright private office with built-ins is tucked away just off the foyer & a 2 piece powder room & convenient mudroom complete the main level. The second level with hardwood floors hosts 3 generously sized bedrooms, a 4 piece bath & laundry room equipped with sink & storage. The primary retreat boasts a walk-in closet with in-floor heat & private 4 piece ensuite also with heated floors, dual sinks & oversized shower. The walk-out basement with in-floor heat has access to the patio & is the perfect space for game or movie night, featuring a huge family room with home theatre system plus a games/recreation area complete with bar area including a Kegerator & wine fridge. A fourth bedroom & 4 piece bath with relaxing steam shower are the finishing touches to the basement. Other notable features include dual central air conditioning units, dual high efficiency furnaces (2022), 2 hot water heaters, wired for sound/video, Hunter Douglas blinds throughout & 2 open to below features from second to main level. Outside, enjoy the tranquil

Duradeck covered main floor deck with beautiful views of the park & lower patio with paving stones surrounded by Kayu Batu fencing. Parking is a breeze with a double attached garage with heated floor. The premier location can't be beat, steps from the park with access to walking/biking paths, a ball diamond, tennis courts, golf course & also close to schools, shopping & public transit.