



**405 29 Avenue NE**  
**Calgary, Alberta**

**MLS # A2291593**



**\$1,279,800**

<b>Division:</b>	Winston Heights/Mountview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,552 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Level, Low Maintenance Landscape, Pri		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<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	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar		
<b>Inclusions:</b>	n/a		

\*\*\* OPEN HOUSE SUN APRIL 12TH - 2:00-4:00PM\*\*\*Homes with this level of finish and square footage is one of the best values currently available in the inner city. This stunning home offers over 3,600 sq ft of beautifully designed living space and is now aggressively priced at \$1,279,800. From the moment you enter, soaring ceilings, abundant natural light, and a striking glass-encased staircase create an unforgettable first impression. The chef's kitchen is the heart of the home, featuring a dramatic quartz waterfall island, premium appliance package, custom cabinetry, and a convenient walkthrough pantry connecting directly to the oversized double garage. The open living and dining areas are perfect for entertaining, anchored by a dramatic floor-to-ceiling fireplace and designed to capture the natural light from the home's south-facing windows. Upstairs offers three generous bedrooms, including a luxurious primary retreat complete with private balcony, custom dressing area, and a spa-inspired ensuite featuring a freestanding soaker tub, fully tiled walk-in shower, dual quartz vanities, and heated floors. The fully developed basement is designed for entertaining, complete with a wet bar, beverage fridge, dishwasher, and ample space for a media room, games area, or pool table. Outside, enjoy a private south-facing backyard with stamped concrete patio, irrigation system, and central A/C for year-round comfort. Ideally located in the heart of Winston Heights, just minutes to downtown, golf, parks, schools, and the vibrant shops and restaurants of Bridgeland. At this new price, this home represents one of the best values currently available in the inner city.. Seller is motivated and PRICED TO SELL!