



**2035 29 Avenue SW
Calgary, Alberta**

MLS # A2295158



\$1,850,000

Division:	South Calgary		
Type:	Residential/House		
Style:	3 (or more) Storey		
Size:	3,416 sq.ft.	Age:	2011 (15 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot		

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

Features: Bar, Bookcases, Breakfast Bar, Built-in Features, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Skylight(s), Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: Pool Table, TV Wall Mounts

****Open House Saturday March 21 - 2:30 - 4pm**** Situated on a popular street, this elegant residence offers a sunny south-facing backyard + impressive city views. Substantial in size with 3,400 sq ft above grade + a fully developed walk-up lower level, the home delivers generous scale + a thoughtfully designed layout throughout. Spacious principal rooms are complemented by rich wide planked hardwood flooring on the main level. The entrance opens into a pleasing living room/dining room entertaining space with large picture window + gas fireplace + transitions to a comfortable heart of the home kitchen/great room with a convenient office nook that is ideally positioned just off the kitchen. The chef's kitchen is well-appointed with professional-grade appliances, including a Wolf gas stove + Sub-Zero refrigerator, along with custom cabinetry, granite countertops, abundant storage + prep space, a large island + informal dining area. The adjoining great room features a fireplace + easy access through patio doors to the pretty south facing backyard with concrete patio + lawn as well as a double detached garage. On the second level there are three substantial bedrooms, a very large office space which easily could be an additional bedroom + a dedicated laundry room. The primary bedroom is a refined retreat, complete with a double-sided fireplace, dressing room + a spa-inspired ensuite featuring a soaker tub, standalone rainfall shower + large dual vanities with ample storage. A generous third level lounge with both front + rear balconies showcases mountain + city views. The fully developed lower level includes an additional guest bedroom, a full bath, gym, expansive entertaining space, wet bar + temperature controlled wine room. Ideally located close to restaurants, shopping, parks, playgrounds + the library, this home combines comfort, function + lifestyle in a

desirable inner-city setting.