



**434 29 Avenue NE**  
**Calgary, Alberta**

**MLS # A2126244**



**\$1,875,000**

<b>Division:</b>	Winston Heights/Mountview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	4,011 sq.ft.	<b>Age:</b>	2007 (17 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	4 full / 2 half
<b>Garage:</b>	Heated Garage, Insulated, Oversized, Triple Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Corner Lot, Irregular Lot, Landscaped, Level,		

<b>Heating:</b>	High Efficiency, In Floor, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Slate, Stone	<b>Sewer:</b>	-
<b>Roof:</b>	Rubber	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bar, Bookcases, Built-in Features, Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Skylight(s), Soaking Tub, Steam Room, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound

**Inclusions:** N/A

**OPEN HOUSE SUNDAY June 9th from 1-3** Step into this opulent urban oasis nestled in the heart of Winston Heights/Mountview, where luxury and comfort converge seamlessly. Spanning nearly 6,000 square feet, this magnificent residence boasts 6 bedrooms, 3 full baths, a 6 piece ensuite and 2 half baths. Approach the property to be greeted by stamped walkways and a driveway adorned with cultured stone and acrylic stucco, topped with eco-friendly rubber shingles. As you enter the grand foyer, bask in the natural light pouring in through the open ceilings and skylight, illuminating the elegant central staircase. Indulge your culinary desires in the custom gourmet kitchen featuring a breathtaking 3-inch slab granite island and top-tier Dacor appliances. A 17-foot Butler's pantry and a prep kitchen equipped with a second set of appliances elevate the functionality of this culinary haven. Outside, a deck awaits, complete with a built-in BBQ/smoker and wood-fired pizza oven, perfect for al fresco dining and entertaining. Retreat to the primary bedroom sanctuary boasting a vaulted ceiling, cozy fireplace, and a lavish ensuite adorned with marble counters, travertine tiles, and deluxe amenities including in-floor heating, a jetted tub, and a steam shower. Descend to the fully finished lower level, where entertainment awaits with a state-of-the-art \$100K entertainment system, a gas fireplace, wet bar, and wine room. The 6th bedroom, ideal as a private nanny suite, comes with a full bath and a secondary private staircase for convenience. Additional highlights include built-in speakers on all levels, in-floor heating on the lower level, and a triple attached garage. Outside, a charming orchard awaits with 9 Apple Trees, 4 Crabapple Trees, and 4 Cherry Trees, adding to the allure of this extraordinary property.