



THE
A-TEAM

**RE/MAX
FIRST**

3033 29 Street, Calgary T3E 2K9

MLS® #: **A2083002** Area: **Killarney/Glengarry** Listing Date: **04/08/24** List Price: **\$1,199,000**
Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Semi Detached (Half Duplex)**
City/Town: **Calgary**
Year Built: **2023**
Lot Information
Lot Sz Ar: **4,773 sqft**
Lot Shape:

Access:
Lot Feat: **Back Yard,Front Yard**
Park Feat: **Triple Garage Detached**

Finished Floor Area

Abv Sqft: **2,548**
Low Sqft:
Ttl Sqft: **2,548**

DOM

41
Layout
Beds: **5 (3 2)**
Baths: **3.5 (3 1)**
Style: **2 Storey,Side by Side**

Parking

Ttl Park: **3**
Garage Sz: **3**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Yard**

Construction: **Concrete,Mixed,Stucco,Wood Frame**
Flooring: **Carpet,Concrete,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Gas Range,Microwave,Range Hood,Refrigerator**
Int Feat: **Closet Organizers,Double Vanity,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,Soaking Tub,Storage,Walk-In Closet(s),Wet Bar**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	19`4" x 16`10"
Pantry	Main	9`10" x 6`9"
Office	Main	7`7" x 7`7"
Walk-In Closet	Upper	9`0" x 7`1"
Bedroom	Upper	12`0" x 11`0"
Laundry	Upper	9`8" x 6`0"
Bedroom	Basement	12`3" x 11`3"
Game Room	Basement	18`4" x 11`8"
2pc Bathroom	Main	
4pc Ensuite bath	Upper	

Room	Level	Dimensions
Kitchen	Main	20`1" x 15`8"
Dining Room	Main	16`1" x 11`0"
Bedroom - Primary	Upper	14`0" x 13`0"
Bedroom	Upper	13`7" x 11`2"
Bonus Room	Upper	11`0" x 9`10"
Bedroom	Basement	13`0" x 10`6"
Game Room	Basement	19`1" x 11`7"
Laundry	Basement	6`10" x 5`10"
4pc Bathroom	Basement	
5pc Ensuite bath	Upper	

Title:
Fee Simple
Legal Desc:

Zoning:
DC

TBV

Remarks

Pub Rmks: **Enjoy the best of inner-city living in the most sought-after neighbourhood...but w/ a TRIPLE CAR GARAGE AND HUGE BACKYARD! Don't miss this upcoming SEMI-DETACHED RED BRICK INFILL in KILLARNEY! Highlights of your new home include a MAIN FLOOR HOME OFFICE w/ barn door entrance and built-in desk, a WALKTHROUGH BUTLER'S PANTRY w/ walk-in pantry, a MAIN FLOOR DEDICATED WINE ROOM, a VAULTED PRIMARY SUITE w/ VAULTED ENSUITE, an UPPER BONUS ROOM, a built-in upper study area/desk, TWO JUNIOR SUITES, plus TWO ADDITIONAL BASEMENT BEDS! Just off Richmond Rd for quick access to Marda Loop, Crowchild Tr, and 37th St, this location is ideal for busy families and professionals who love to be out and about. You're also close to parks, schools, & local amenities, including an off-leash area, Inglewood Pizza, Luke's Drug Mart, & Franco's Café, plus within walking distance to the Killarney Community Assoc. The neighbourhood is a short drive to the downtown core, easily accessible along Bow Trail or 17 Ave. Stylish and functional, discover luxurious finishings on the main floor w/ 10-ft ceilings and wide-plank hardwood flooring guiding you from the foyer, past the main floor office, and into the front dining room w/ oversized SOUTH-FACING windows and cheater access to the ultimate butler's pantry. The pantry not only features a prep sink and custom cabinetry but also a large walk-in storage area complete w/ built-in shelving! The kitchen features quartz countertops, a full-height backsplash, custom cabinetry w/ soft-close hardware, a large central island, a premium stainless steel appliance package that includes a gas cooktop w/ a custom hood fan, a built-in wall oven/microwave, a dishwasher, and a French door refrigerator. A nice addition for entertaining and wine lovers is the fully custom walk-in wine room w/ custom wine racks - sure to be a showstopper! The spacious living room features a custom TV wall w/ an inset gas fireplace w/ custom full-height surround, overlooking the wood deck in the large backyard through oversized sliding patio doors. A built-in bench resides in the rear mudroom, along w/ built-in closets and a secluded, elegant powder room. Heading upstairs, you're greeted to 2x junior suites w/ fully-equipped 4-pc ensuites and walk-in closets, a large bonus room, a study area w/ built-in desk, and a fully-equipped laundry room w/ upper cabinetry, quartz counter, and sink. The primary suite is breathtaking, w/ a massive walk-in closet and a sky-high vaulted ceiling that continues into the sophisticated ensuite, featuring heated tile floors, a fully tiled walk-in shower, dual vanity, and a freestanding soaker tub. The fully developed basement features a spacious rec area w/ a full wet bar, TWO bedrooms, a 4-pc bath, and an additional lower laundry room! Other highlights include the addition of a TRIPLE CARE GARAGE for lots of space for vehicles, toys, and storage while still leaving room on the lot for a huge backyard!**

Inclusions: **N/A**
Property Listed By: **RE/MAX HOUSE OF REAL ESTATE**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123





