



THE
A-TEAM

**RE/MAX
FIRST**

1710 29 Street, Calgary T3C 1M4

MLS®#: **A2159834**

Area: **Shaganappi**

Listing Date: **08/22/24**

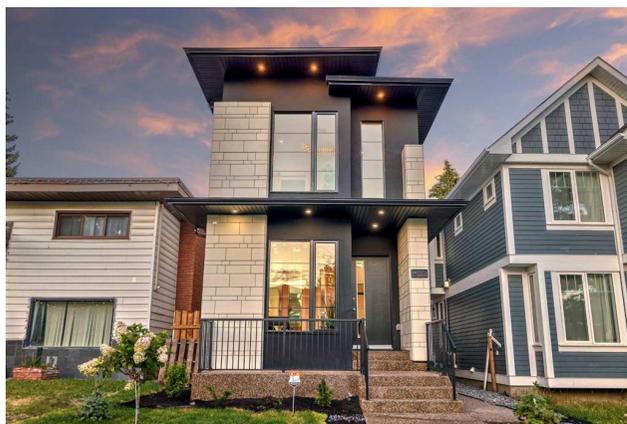
List Price: **\$1,299,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2024**
Lot Information
Lot Sz Ar: **3,250 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **2,092**
Low Sqft:
Ttl Sqft: **2,092**

DOM

27
Layout
Beds: **5 (3 2)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz: **2**

Access:
Lot Feat: **See Remarks**
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **ENERGY STAR Qualified Equipment**
Sewer:
Ext Feat: **BBQ gas line,Lighting,Other,Private Entrance**

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

Kitchen Appl: **Bar Fridge,Built-In Refrigerator,Dishwasher,Gas Range,Microwave,Microwave Hood Fan,Range Hood,Refrigerator,See Remarks,Stove(s),Washer/Dryer**
Int Feat: **Bookcases,Built-in Features,Chandelier,High Ceilings,Kitchen Island,Open Floorplan,See Remarks,Separate Entrance,Skylight(s),Tray Ceiling(s),Vaulted Ceiling(s),Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

Room	Level	Dimensions
Mud Room	Main	6`3" x 5`0"
Kitchen	Main	17`4" x 12`8"
2pc Bathroom	Main	4`9" x 4`11"
Entrance	Main	10`0" x 5`8"
Bedroom - Primary	Second	15`10" x 14`0"
Walk-In Closet	Second	5`7" x 8`6"

Room	Level	Dimensions
Living Room	Main	14`5" x 17`6"
Hall	Main	4`3" x 4`0"
Dining Room	Main	10`8" x 11`11"
Office	Main	9`8" x 10`1"
5pc Ensuite bath	Second	8`1" x 11`9"
Bonus Room	Second	10`9" x 9`0"

4pc Bathroom	Second	4`11" x 8`0"	Bedroom	Second	9`9" x 11`10"
Walk-In Closet	Second	4`9" x 5`2"	Bedroom	Second	11`11" x 10`0"
Walk-In Closet	Second	4`10" x 4`11"	Laundry	Second	7`6" x 4`2"
3pc Bathroom	Basement	9`11" x 5`0"	Kitchen	Basement	2`6" x 11`11"
Flex Space	Basement	10`8" x 22`0"	Storage	Basement	8`8" x 3`0"
Bedroom	Basement	9`8" x 14`6"	Walk-In Closet	Basement	3`7" x 6`8"
Bedroom	Basement	11`7" x 8`4"			

Legal/Tax/Financial

Title: **Fee Simple**
 Zoning: **R-CG**
 Legal Desc: **1112806**

Remarks

Pub Rmks: **This is your opportunity to own a brand-new luxurious home located in the heart of Calgary with LEGAL Secondary Suite! A magnificent find in Shaganappi community, this ultra-luxurious home offers over 2,840+ sq.ft, of stunning modern living in a centrally located community with quick access to 17th Ave, downtown, golf course, c-train transit, Edworthy park, Douglas Fir trail, multiple schools, and restaurants to live life in tranquility. . . . It features an amazing OPEN concept floor plan with excellent use of space and storage. Extensive upgrades including custom built-ins, wide plank engineered oak hardwood flooring on main and upper floor, designer pendant lights, security, vacuflor, & ceiling speakers. . . . Main Floor features 10+FT ceiling, large windows, stylish home office, elegant dining room, spacious kitchen with oversized island, premium appliances and a separate WET BAR to entertain your guests. The bright living room acts as a welcoming hub with extraordinary fireplace/media wall with direct access to the back deck through sliding glass door. The rear mudroom features built-ins and a bench, keeping everyone organized as they head in and out of the house. . . . Upper floor showcases 9'+ ceiling, master bedroom & 2 large rooms, walk-in closets, elegant fixtures, formal laundry room and a BONUS room with skylight and media wall. The elegant master bedroom boasts vaulted ceiling, large windows, huge walk-in closet with custom millwork and luxurious 5pc ensuite with heated tile floors, steam shower with bench, free standing tub and dual undermount sinks. The other 2 large bedrooms brags tray ceiling, walk -in closets & 3-pc bathroom is ideal for kids/guests. . . . A rare find; LEGAL fully developed Basement Suite with Separate Entrance can be used for entertainment, MIL suite or a mortgage helper. It features a FULL kitchen, living room, separate dining area, large bedroom with extra large walk-in closet for all the storage, 3-pc bath, in-suite laundry rough-ins, and a custom home GYM. . . . The backyard fully landscaped, has a patio with a gas line for your BBQ, and fully fenced for privacy. A double detached garage offers storage for two vehicles. . . . Don't miss the chance to make this remarkable property yours to enjoy a lifestyle of unparalleled luxury. Experience the epitome of modern living with the convenience of nearby amenities, parks, schools, shopping, dining, golfing and entertainment options. . . . Schedule your private viewing today!**

Inclusions: **N/A**
 Property Listed By: **Grand Realty**

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









