

## 1710 29 , Calgary t3c1m4

MLS®#:	A2175451	Area:	Shaganappi	Listing Date:	10/25/24	- ι	ist Price:	\$1,279,900				
Status:	Active	County:	Calgary	Change:	None	A	ssociatio	n: Fort McMurray				
Me -				General Int Prop Type: Sub Type: City/Town: Year Built: Lot Informa Lot Sz Ar: Lot Shape:	ation	Residential Detached Calgary 2024 3,253 sqft		<u>Finished Floor Are</u> Abv Sqft: Low Sqft: Ttl Sqft:	2,092 2,092 2,092	DOM 57 Layout Beds: Baths: Style: Parking Ttl Park: Garage Sz:	5 (3 2 ) 3.5 (3 1) 2 Storey 2 2	

Landscaped,Rectangular Lot Double Garage Detached

Access:

Lot Feat: Park Feat:

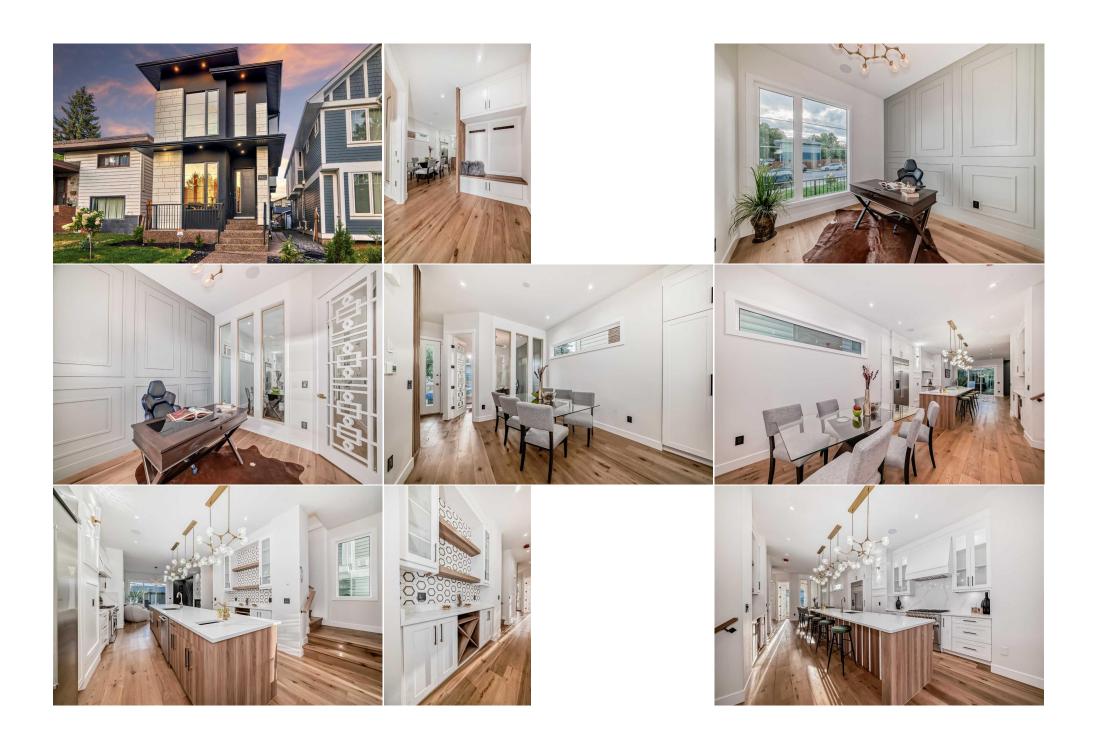
Double Garage Detached

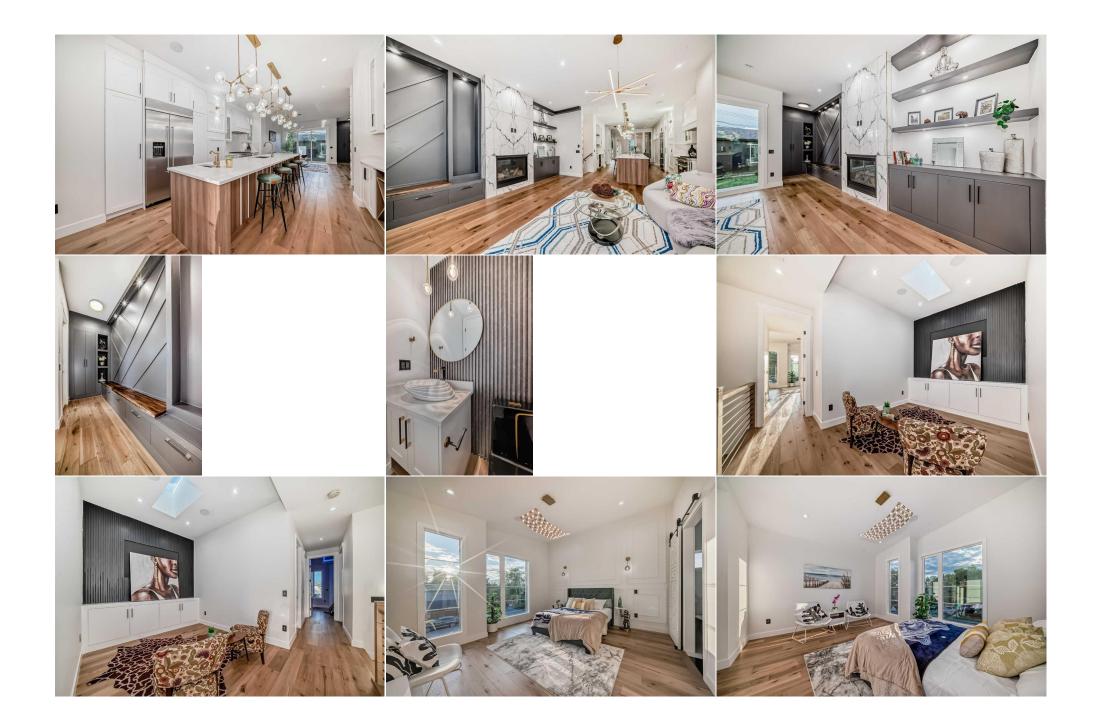
Utilities and Features

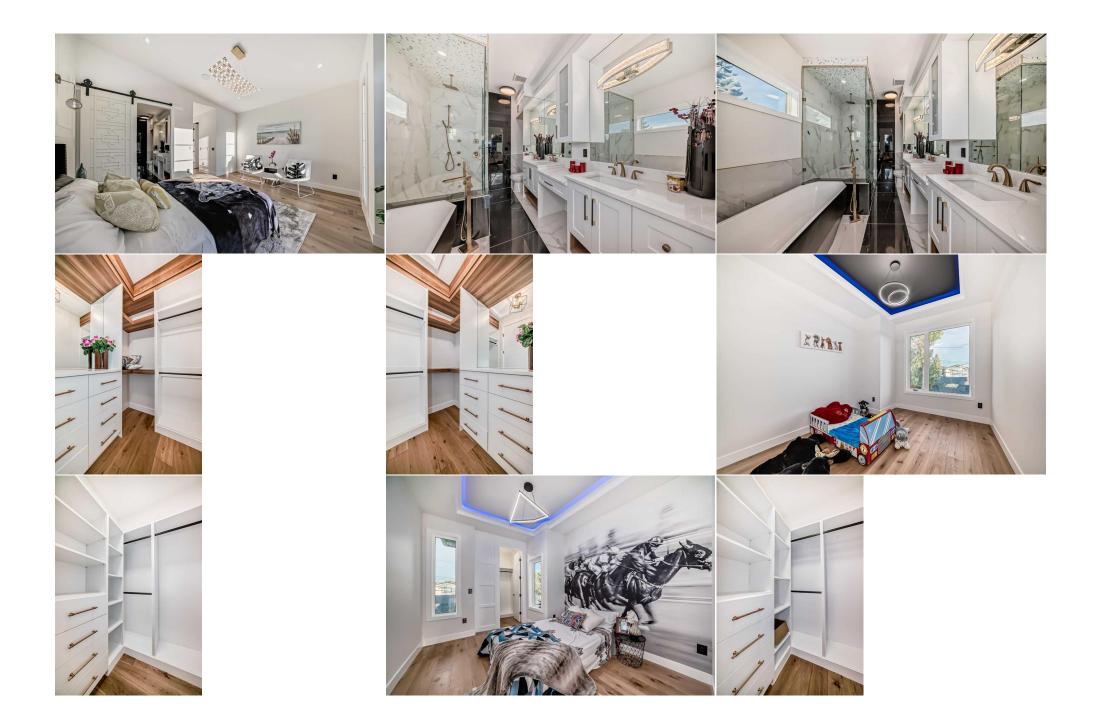
Roof:	Asphalt Shingle		Construction:	Construction:					
Heating:	<b>ENERGY STAR Qualified Equipment,</b>	Brick,Concrete,Stucco	Brick,Concrete,Stucco						
Sewer:			Flooring:						
Ext Feat:	BBQ gas line		<b>Carpet,Hardwood</b> Water Source: Fnd/Bsmt:						
			Poured Concrete						
Kitchen Appl:	Bar Fridge,Built-In R	Refrigerator, Dishwasher, Electric Coo	ktop,ENERGY STAR Qualified Applia	ances,Garage Control(s),Gas	s Range,Humidifier,Microwave,Microwave Hoo				
	Fan,Washer/Dryer S	tacked							
		Central Vacuum, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Separate							
Int Feat:	Central Vacuum, Cha	ndelier,Closet Organizers,Double Va	nity,High Ceilings,Kitchen Island,N	lo Animal Home,No Smoking	J Home,Open Floorplan,Separate				
Int Feat:		ndelier,Closet Organizers,Double Va oset(s),Wired for Sound	nity,High Ceilings,Kitchen Island,N	lo Animal Home,No Smoking	J Home,Open Floorplan,Separate				
Int Feat: Utilities:			nity,High Ceilings,Kitchen Island,N	lo Animal Home,No Smoking	g Home,Open Floorplan,Separate				
			nity,High Ceilings,Kitchen Island,N Room Information	lo Animal Home,No Smoking	J Home,Open Floorplan,Separate				
				lo Animal Home,No Smoking Level	y Home,Open Floorplan,Separate				
Utilities: 	Entrance, Walk-In Cl	oset(s),Wired for Sound	Room Information						
Utilities: 	Entrance,Walk-In Clo Level	oset(s),Wired for Sound	Room Information	Level	Dimensions				
Utilities: 	Entrance,Walk-In Clo Level Main	oset(s),Wired for Sound <u>Dimensions</u> 6`3" x 5`0"	Room Information   Room   Living Room	Level Main	<u>Dimensions</u> 14`5" x 17`6"				
Utilities: 	Entrance,Walk-In Clo Level Main Main	Dimensions 6`3" x 5`0" 17`4" x 12`8"	Room Information   Room   Living Room   Mud Room	Level Main Main	Dimensions 14`5" x 17`6" 4`3" x 4`0"				

Walk-In Closet Bedroom Kitchen	Second Second Second Basement Basement	4`11" x 8`0" 4`9" x 5`2" 4`10" x 4`11" 11`7" x 8`4" 2`6" x 11`11"	Bedroom Bedroom Laundry 3pc Bathroom Flex Space	Second Second Second Basement Basement	9`9" x 11`10" 11`11" x 10`0" 7`6" x 4`2" 13`9" x 11`5" 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"			
			Legal/Tax/Financial		
Title:		Zoning:			
Fee Simple Legal Desc:	1112806	R-CG Residential			
Legal Desc.	1112800		Remarks		
	schools, and restaura including custom bui	ants to live life in tranquility It-ins, wide plank engineered oak h	It features an amazing OPEN con nardwood flooring on main and up	cept floor plan with excellent u per floor, designer pendant lig	dworthy park, Douglas Fir trail, multiple use of space and storage. Extensive upgrades hts, security, vacuflo, & ceiling speakers
	schools, and restaura including custom bui Main Floor features separate WET BAR to deck through sliding floor showcases 9'+ o wall. The elegant ma steam shower with b kids/guests A features a FULL kitch and a custom home of	ants to live life in tranquility It-ins, wide plank engineered oak k s 10+FT ceiling, large windows, sty o entertain your guests. The bright glass door. The rear mudroom feat ceiling, master bedroom & 2 large ster bedroom boasts vaulted ceilin ench, free standing tub and dual u rare find; LEGAL fully developed Ba ten, living room, separate dining an GYM The backyard fully lands	It features an amazing OPEN com nardwood flooring on main and up lish home office, elegant dining ro living room acts as a welcoming h tures built-ins and a bench, keepin rooms, walk-in closets, elegant fix g, large windows, huge walk-in clo ndermount sinks. The other 2 larg sement Suite with Separate Entra rea, large bedroom with extra larg scaped, has a patio with a gas line	cept floor plan with excellent uper floor, designer pendant lig bom, spacious kitchen with over hub with extraordinary fireplac ng everyone organized as they ctures, formal laundry room an oset with custom millwork and ge bedrooms brags tray ceiling ance can be used for entertain ge walk-in closet for all the store of your BBQ, and fully fenced	ise of space and storage. Extensive upgrades

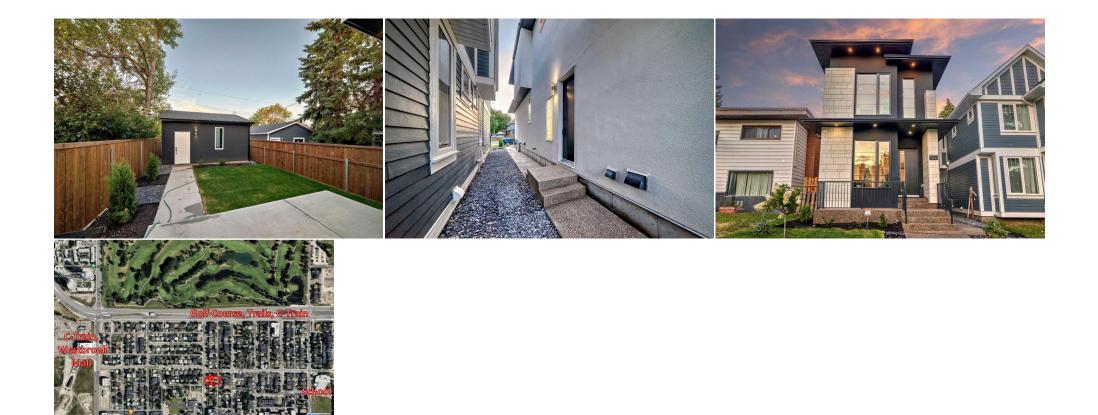
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Trendy 17 Avenue,