



**1710 29 , Calgary t3c1m4**

MLS®#: **A2175451** Area: **Shaganappi** Listing Date: **10/25/24** List Price: **\$1,279,900**  
 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: **3,253 sqft**  
 Lot Shape:

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

DOM

**57**  
Layout  
 Beds: **5 (3 2 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

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

Access:  
 Lot Feat: **Landscaped,Rectangular Lot**  
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **ENERGY STAR Qualified Equipment,Natural Gas**  
 Sewer:  
 Ext Feat: **BBQ gas line**

Construction: **Brick,Concrete,Stucco**  
 Flooring: **Carpet,Hardwood**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Built-In Refrigerator,Dishwasher,Electric Cooktop,ENERGY STAR Qualified Appliances,Garage Control(s),Gas Range,Humidifier,Microwave,Microwave Hood Fan,Washer/Dryer Stacked**  
 Int Feat: **Central Vacuum,Chandelier,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Separate Entrance,Walk-In Closet(s),Wired for Sound**

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"

Room	Level	Dimensions
Living Room	Main	14`5" x 17`6"
Mud Room	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"

Walk-In Closet	Second	5`7" x 8`6"	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"
Bedroom	Basement	11`7" x 8`4"	3pc Bathroom	Basement	13`9" x 11`5"
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"			

Legal/Tax/Financial

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

Remarks

Pub Rmks: **Brand-new luxurious home 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, vacuflo, & 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**









