



THE
A-TEAM

**RE/MAX
FIRST**

2625 29 Street, Calgary T3E 2K6

MLS®#: **A2177542** Area: **Killarney/Glengarry** Listing Date: **11/07/24** List Price: **\$1,299,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2021**
Lot Information
 Lot Sz Ar: **4,036 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Back Yard,Lawn,Level,Rectangular Lot**
 Park Feat: **Alley Access,Triple Garage Detached**

Finished Floor Area
 Abv Sqft: **2,324**
 Low Sqft:
 Ttl Sqft: **2,324**

DOM
5
Layout
 Beds: **4 (3 1)**
 Baths: **4.0 (4 1)**
 Style: **2 Storey**
Parking
 Ttl Park: **3**
 Garage Sz: **3**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Brick,Stucco**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Ceramic Tile,Hardwood,Tile**
 Sewer: Ext Feat: **Other,Private Yard** Water Source: Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Built-In Oven,Dishwasher,Electric Cooktop,Refrigerator,Washer**
 Int Feat: **Closet Organizers,Double Vanity,Kitchen Island,Pantry,See Remarks,Walk-In Closet(s),Wet Bar**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	13`5" x 19`11"	Kitchen	Main	9`8" x 17`9"
Dining Room	Main	12`11" x 15`7"	Entrance	Main	6`7" x 5`11"
Pantry	Main	4`10" x 6`0"	Mud Room	Main	5`1" x 7`10"
Entrance	Main	5`2" x 4`11"	2pc Bathroom	Main	5`1" x 5`8"
Bedroom	Second	11`1" x 13`7"	Bedroom	Second	11`2" x 13`5"
3pc Ensuite bath	Second	9`1" x 6`9"	Walk-In Closet	Second	5`5" x 4`9"
4pc Ensuite bath	Second	4`11" x 9`2"	Laundry	Second	8`9" x 5`5"

5pc Ensuite bath
Walk-In Closet
Kitchenette
4pc Bathroom
Walk-In Closet

Second
Second
Basement
Basement
Basement

10`7" x 11`10"
5`1" x 14`2"
4`1" x 7`6"
4`11" x 9`7"
4`11" x 9`5"

Bedroom - Primary
Family Room
Furnace/Utility Room
Bedroom

Second
Basement
Basement
Basement

13`7" x 14`1"
12`0" x 33`8"
7`4" x 12`8"
12`2" x 12`8"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2111710

Zoning:
H-GO

Remarks

Pub Rmks:

*****EXCEPTIONAL QUALITY BUILD - 28FT x 143FT WEST-FACING LOT - A/C - TRIPLE CAR GARAGE*** Welcome to this stunning, custom-built home offering unparalleled quality and design. This exquisite property boasts over 3,200 SQFT of luxurious living space, featuring 4 bedrooms and 4.5 bathrooms. Step inside and experience 10-foot ceilings throughout the main, creating an open and airy atmosphere. Rich hardwood flooring adds warmth and elegance, while the chef's kitchen is a true showstopper. Highlighted by premium quartz countertops, high-end stainless steel appliances, and abundant custom cabinetry, this kitchen is designed for both form and function. The massive central island with waterfall edges offers ample space for meal prep, casual dining, and entertaining. Tons of storage ensures everything has its place, making this kitchen the heart of the home. Upstairs, you'll find 3 spacious bedrooms, each with its own luxurious ensuite bathroom and walk-in closet. The master suite is a true retreat, featuring a spa-like 5-piece ensuite with his-and-her sinks, a soaker tub, and a separate glass-enclosed shower. Every detail has been thoughtfully designed for your ultimate comfort and relaxation. The fully finished lower level offers additional living space with a 4th bedroom, a full bathroom, and a large family room, perfect for relaxation or entertaining. With its versatile layout, this space is ideal for guests or multi-generational living. Don't miss the opportunity to view this exceptional property—schedule your showing today!**

Inclusions:
Property Listed By:

N/A
RE/MAX Real Estate (Central)

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













