



THE
A-TEAM

**RE/MAX
FIRST**

2635 29 Street, Calgary T3E 2K6

MLS®#: **A2178894**

Area: **Killarney/Glengarry**

Listing Date: **11/15/24**

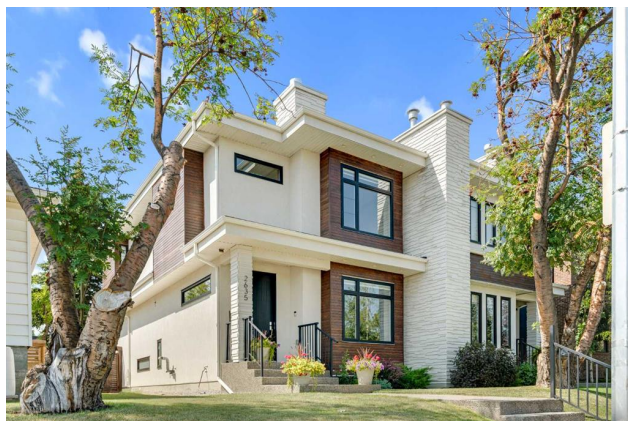
List Price: **\$1,099,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

1,904

Year Built:

2017

Low Sqft:

Ttl Sqft:

1,904

Lot Information

Lot Sz Ar:

3,767 sqft

Lot Shape:

DOM

6

Layout

Beds:

4 (3 1)

Baths:

3.5 (3 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

4

Garage Sz:

3

Access:

Lot Feat:

Park Feat:

Back Lane,Low Maintenance Landscape,Landscaped,Level,Rectangular Lot

Double Garage Detached,Triple Garage Detached

Utilities and Features

Roof: **Asphalt Shingle,Asphalt/Gravel**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Fire Pit**

Construction:

Cedar,Concrete,Stone,Stucco

Flooring:

Carpet,Ceramic Tile,Hardwood

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Built-In Oven,Dishwasher,Gas Cooktop,Microwave,Range Hood,Refrigerator,Window Coverings

Int Feat: **Built-in Features,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,Open Floorplan,Soaking Tub,Tankless Hot Water,Walk-In Closet(s)**

Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|--------------------|-----------------|-----------------------|-----------------------------|-----------------|-----------------------|
| Kitchen | Main | 15`0" x 15`0" | Dining Room | Main | 12`10" x 10`2" |
| Living Room | Main | 22`0" x 12`10" | Entrance | Main | 10`8" x 6`6" |
| Den | Main | 7`0" x 5`0" | Mud Room | Main | 5`4" x 5`0" |
| Laundry | Upper | 6`4" x 3`4" | Furnace/Utility Room | Basement | 8`8" x 7`10" |
| Game Room | Basement | 17`8" x 12`0" | Bedroom - Primary | Upper | 17`6" x 13`2" |
| Bedroom | Upper | 14`8" x 10`0" | Bedroom | Upper | 14`6" x 11`8" |
| Bedroom | Basement | 19`0" x 11`10" | 2pc Bathroom | Main | 6`6" x 5`2" |

4pc Bathroom
4pc Bathroom

Upper
Basement

8`0" x 6`2"
8`0" x 5`0"

5pc Ensuite bath

Upper

18`4" x 8`4"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1855W

Zoning:
R-C2

Remarks

Pub Rmks: **Welcome to 2635 29 Street SW. This exquisite custom home, spanning over 2,600 square feet of meticulously designed high-end living space, stands as a true masterpiece. A sprawling backyard and an expansive 3-car garage elevate its uniqueness within its price range. As you step into the foyer, an aura of warmth and opulence envelops you, setting the tone for the grandeur that unfolds. The chef's dream designer kitchen boasts custom tile work, stainless steel appliances, ceiling-height cabinetry, and a charming breakfast nook, redefining culinary experiences. The living room boasts a captivating fireplace nestled amidst thoughtfully crafted built-ins, creating an inviting ambiance. Adding to the allure, the dining area boasts elegantly crafted ceiling beams that epitomize refined taste. Ascending to the upper level, you'll discover three generously sized bedrooms, each offering a haven of comfort and style. The primary suite redefines indulgence with its substantial walk-in closet and a spa-inspired ensuite, adorned with a double-sided fireplace for the ultimate relaxation. Venturing to the lower level, an entertainer's paradise awaits. An impeccable built-in bar, an inviting entertainment room, and a tastefully designed wine room combine seamlessly to cater to your hosting needs. An additional bedroom on this level, complete with its own bathroom, ensures privacy and comfort for guests. The immersive sound experience is woven throughout the home, courtesy of strategically placed built-in speakers. The vast yard extends an invitation to outdoor gatherings, featuring an enchanting fireplace and a deck that creates an idyllic setting for al fresco entertainment. In summary, this beautiful home has many carefully curated features, an expansive layout, air conditioning, a gas heater in the garage, and impeccable attention to detail combined to offer an unparalleled living experience that exceeds expectations.**

Inclusions: **N/A**
Property Listed By: **RE/MAX First**

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



