



# 1710 29 Street Calgary Alberta

\$1,299,000

This is your opportunity to customize a brand-new DETACHED INFILL with LEGAL Secondary Suite! A magnificent find in Shaganappi community, this ultra-luxurious home offers over 2,900 sq.ft, of stunning modern living in a centrally located community with quick access to 17th Ave, downtown, golf course, c-train transit, parks, trails, schools, and restaurants. . . . . 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, and rough-ins for A/C, security, vacuflo, & ceiling speakers.. . . .Main Floor features 10+FT ceiling, large windows, private home office, elegant dining room sits under a modern chandelier, spacious kitchen w/oversized island and a separate WET BAR to entertain your guests. The bright living room acts as a welcoming hub with impressive features and a 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 w/walk-in closets, formal laundry room and BONUS room w/skylight and media wall. The ultra-modern master bedroom boasts vaulted ceiling, large windows, huge walk-in closet with custom millwork and luxurious 5pc ensuite with heated tile floors, steam shower w/bench, free standing tub and dual undermount sinks. The other 2 large bedrooms with 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, Wet Bar, in-suite laundry rough-ins PLUS living room, separate dining area, large bedroom with extra lar...

- 2pc Bathroom .00 Ft x .00 Ft
- Office 10.08 Ft x 8.33 Ft
- Dining room 14.00 Ft x 10.67 Ft
- Kitchen 19.00 Ft x 11.67 Ft
- Living room 16.00 Ft x 15.58 Ft
- Other 5.50 Ft x 6.75 Ft

- Bedroom 9.83 Ft x 12.00 Ft
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- Bonus Room 9.00 Ft x 10.50 Ft
- Laundry room 7.50 Ft x 6.00 Ft
- 3pc Bathroom .00 Ft x .00 Ft
- Exercise room 11.00 Ft x 9.83 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:  
GRAND REALTY



See

### Mirror

100, 707-10 AVE. SW , Calgary, AB, T2R 0B3

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5pc Bathroom .00 Ft x .00 Ft

3pc Bathroom .00 Ft x .00 Ft

Primary Bedroom 16.00 Ft x 14.00 Ft

Family room 15.00 Ft x 11.83 Ft

Bedroom 11.00 Ft x 10.67 Ft