



# 1710 29 Street Calgary Alberta

\$1,299,000

This is your opportunity to own a brand-new luxurious home located in the heart of Calgary 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...

Primary Bedroom 15.83 Ft x 14.00 Ft  
 5pc Bathroom 8.08 Ft x 11.75 Ft  
 Other 5.58 Ft x 8.50 Ft  
 Bonus Room 10.75 Ft x 9.00 Ft  
 4pc Bathroom 4.92 Ft x 8.00 Ft  
 Bedroom 9.75 Ft x 11.83 Ft

3pc Bathroom 9.92 Ft x 5.00 Ft  
 Kitchen 2.50 Ft x 11.92 Ft  
 Other 10.67 Ft x 22.00 Ft  
 Storage 8.67 Ft x 3.00 Ft  
 Bedroom 9.67 Ft x 14.50 Ft  
 Other 3.58 Ft x 6.67 Ft

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Listing Presented By:



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Grand Realty



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Other 4.75 Ft x 5.17 Ft

Bedroom 11.92 Ft x 10.00 Ft

Other 4.83 Ft x 4.92 Ft

Laundry room 7.50 Ft x 4.17 Ft

Bedroom 11.58 Ft x 8.33 Ft

Other 6.25 Ft x 5.00 Ft

Living room 14.42 Ft x 17.50 Ft