



## 2108 29 Avenue Calgary Alberta

\$1,449,900

NEWLY BUILT FULLY FINISHED, UNIQUE 3 STOREY WITH A WALKUP BASEMENT AND INCREDIBLE DOWNTOWN VIEWS. This luxurious home in the heart of Richmond has been meticulously designed to perfectly balance beauty and comfort with high-end upgrades that include BUILT-IN SPEAKERS ON ALL 4 LEVELS, CUSTOM FINISHES THROUGHOUT, DESIGNER LIGHTING AND UPGRADED HOT WATER TANK, FURNACE AND ROOF SHINGLES. The main floor is open and bright with grand 10' CEILINGS and gorgeous WIDE PLANK HARDWOOD FLOORS. A private FOYER WELCOMES GUESTS WITH CLEVER BUILT-INS TO HIDE AWAY JACKETS AND SHOES. BEAUTIFULLY DESIGNED WITH MODERN WOOD PANELLING and OVERSIZED WINDOWS, the dining room provides an elegant ambience for all of your entertainment. Culinary adventures await in the GOURMET KITCHEN featuring CUSTOM BUILT-INS, FULL-HEIGHT CABINETS, AN OVERSIZED FRIDGE, A GAS STOVE, QUARTZ BACKSPLASH AND COUNTERTOPS, A BUILT-IN WALL PANTRY AND A CENTRE ISLAND WITH BREAKFAST BAR SEATING for at least 4 people. Spacious and bright the living room expands the full width of the home inviting relaxation in front of the GAS FIREPLACE FLANKED BY BUILT-INS. An oversized patio slider encourages a seamless indoor/outdoor lifestyle. This level is completed by a glamorous powder room with a chic wallpaper feature wall. The same stunning HARDWOOD FLOORING IS CONTINUED UP THE STAIRCASE AND ONTO THE SECOND LEVEL. A true owner's sanctuary, the primary bedroom is a lavish retreat with OUTSTANDING DOWNTOWN VIEWS and a CUSTOM WALK-IN CLOSET. Opulent yet inviting the SPA-INSPIRED ENSUITE will have you feeling spoiled daily thanks to the ELECTRIC HEATED FLOORS, COMFORT HEIGHT DUAL VANITY, a freestanding soaker tub and a rain shower with steam rough-in. 2 additional bedrooms, a stylish 4-piece bathroom and convenient laundry with a sink and storage complete this level. A VERY RARE 3RD LEVEL FAMILY ROOM is an amazing extra space fo...

Laundry room 8.00 Ft x 5.17 Ft  
 Primary Bedroom 14.17 Ft x 12.00 Ft  
 Other 8.67 Ft x 8.00 Ft  
 Bedroom 12.00 Ft x 9.33 Ft

4pc Bathroom 10.92 Ft x 4.92 Ft  
 Recreational, Games room 18.25 Ft x 15.50 Ft  
 Furnace 10.83 Ft x 7.75 Ft  
 Bedroom 11.00 Ft x 10.08 Ft

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Listing Presented By:



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 eXp Realty

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**RE/MAX**

**RE/MAX REAL ESTATE  
 (CENTRAL)**

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Bedroom 12.67 Ft x 9.25 Ft

5pc Bathroom 18.92 Ft x 8.42 Ft

4pc Bathroom 8.92 Ft x 4.92 Ft

Bonus Room 22.00 Ft x 12.50 Ft

Other 19.42 Ft x 10.50 Ft

Bedroom 13.67 Ft x 10.92 Ft

4pc Bathroom 8.92 Ft x 4.92 Ft

Dining room 12.17 Ft x 10.92 Ft

Living room 18.33 Ft x 14.50 Ft

Kitchen 18.17 Ft x 12.00 Ft

2pc Bathroom 5.33 Ft x 4.92 Ft