



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...

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|-------------------------------------|--------------------------------|
| Primary Bedroom 15.83 Ft x 14.00 Ft | 3pc Bathroom 9.92 Ft x 5.00 Ft |
| 5pc Bathroom 8.08 Ft x 11.75 Ft | Kitchen 2.50 Ft x 11.92 Ft |
| Other 5.58 Ft x 8.50 Ft | Other 10.67 Ft x 22.00 Ft |
| Bonus Room 10.75 Ft x 9.00 Ft | Storage 8.67 Ft x 3.00 Ft |
| 4pc Bathroom 4.92 Ft x 8.00 Ft | Bedroom 9.67 Ft x 14.50 Ft |
| Bedroom 9.75 Ft x 11.83 Ft | Other 3.58 Ft x 6.67 Ft |

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Listing Presented By:



Originally Listed by:
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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