



## 1710 29 Street Calgary Alberta

\$1,199,800

Discover this ultra-luxurious home with a LEGAL Secondary Suite in Shaganappi! With over 2,840 sq. ft. of modern living, this property offers easy access to 17th Ave, downtown, golf courses, C-train transit, Edworthy Park, Douglas Fir Trail, top-rated schools, and restaurants--a perfect blend of convenience and tranquility. ..This exceptional home boasts a stunning open-concept floor plan with custom built-ins, wide plank engineered oak hardwood flooring, designer pendant lighting, a security system, Vacuflow central vacuum, and integrated ceiling speakers. With extensive upgrades and thoughtful design, this home seamlessly blends style and functionality in every detail. ..The main floor boasts soaring 10+ FT ceilings and expansive large windows, creating a bright and airy atmosphere. A sophisticated home office, elegant dining room, and spacious kitchen with an oversized island and premium appliances set the stage for effortless living. A separate wet bar adds the perfect touch for entertaining guests. At the heart of the home, the inviting living room showcases an extraordinary fireplace/media wall, seamlessly connecting to the back deck through sleek sliding glass doors. Designed for convenience, the rear mudroom is outfitted with custom built-ins and a bench, ensuring organization for busy households. ..The upper floor has 9'+ ceilings, a luxurious master suite, two spacious bedrooms, walk-in closets, elegant fixtures, a formal laundry room, and a BONUS room with a skylight and media wall. The master bedroom exudes sophistication with its vaulted ceiling, large windows, and an expensive walk-in closet. Indulge in the lavish 5-piece ensuite, showcasing heated tile floors, a steam shower with bench, a free-standing tub, and dual undermount sinks for ultimate relaxation. The two additional bedrooms have tray ceilings, walk-in closets, and share a 3-piece bathroom. ...

Other 5.58 Ft x 8.50 Ft  
5pc Bathroom 8.08 Ft x 11.75 Ft  
Bonus Room 10.75 Ft x 9.00 Ft  
3pc Bathroom 4.92 Ft x 8.00 Ft  
Primary Bedroom 15.83 Ft x 14.00 Ft  
Bedroom 9.75 Ft x 11.83 Ft

Kitchen 2.50 Ft x 11.92 Ft  
Storage 8.67 Ft x 3.00 Ft  
Living room/Dining room 10.67 Ft x 22.00 Ft  
3pc Bathroom 13.75 Ft x 11.42 Ft  
Exercise room 10.67 Ft x 22.00 Ft  
Bedroom 9.67 Ft x 14.50 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

Other 3.58 Ft x 6.67 Ft

Other 10.00 Ft x 5.67 Ft

Kitchen 17.33 Ft x 12.67 Ft