



## 2022 29 Street Calgary Alberta

\$1,599,000

You'll absolutely love your new DETACHED INFILL across the street from the Killarney Aquatic & Recreation Centre! Everything you need within a 5-block radius is everyone's dream - fields & playgrounds, swimming across the street, a fenced-in off-leash dog park, Alexander Ferguson School, Sauce Italian Market, the Westbrook LRT, and more! The highly desirable KILLARNEY location is only improved upon by this home's fantastic layout, with room for all the kids plus a contemporary and RARE 2-BED LEGAL BASEMENT SUITE (subject to permits & approval by the city). The curb appeal, highlighted by the quaint and welcoming front porch, welcomes you into a grand foyer with direct access to the front private living room and the quiet MAIN FLOOR OFFICE with French doors and views into the front yard - ideal for welcoming clients or taking conference calls! 10-ft ceilings and wide plank-engineered hardwood flooring span the entire level into the spacious shared kitchen and family room area, with a convenient walkthrough pantry into the dedicated dining room. The L-shaped kitchen offers you tons of space for hosting holiday dinners and making memories, with an oversized central island with an endless quartz countertop, a dual basin undermount sink directly below the large kitchen window, full-height cabinetry, tons of lower drawers, and that lovely walk through pantry w/ custom built-in storage and millwork! The family room enjoys an inset gas fireplace with direct access to the back deck through large sliding glass doors. A rear mudroom with a built-in closet and bench takes you outside to the detached TRIPLE CAR GARAGE, while an elegant powder room finishes off the main floor. Upstairs, you're immediately greeted by a spacious loft area with loads of space for a media centre, a kid's playroom, or whatever will suit your family's needs. The upscale primary suite features a large ...

Bedroom 11.25 Ft x 11.08 Ft

Bedroom 11.00 Ft x 15.83 Ft

Kitchen 11.33 Ft x 8.00 Ft

Recreational, Games room 15.75 Ft x 16.92 Ft

Laundry room 6.00 Ft x 6.75 Ft

Office 11.25 Ft x 11.58 Ft

Family room 12.08 Ft x 9.00 Ft

Office 12.08 Ft x 9.00 Ft

2pc Bathroom .00 Ft x .00 Ft

Primary Bedroom 15.83 Ft x 15.75 Ft

Other 6.25 Ft x 12.33 Ft

Bedroom 11.08 Ft x 15.33 Ft

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Listing Presented By:



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4pc Bathroom .00 Ft x .00 Ft

Living room 11.08 Ft x 11.75 Ft

Kitchen 12.00 Ft x 16.83 Ft

Dining room 12.08 Ft x 9.00 Ft

Bedroom 11.75 Ft x 13.58 Ft

Loft 14.50 Ft x 16.25 Ft

Laundry room 7.50 Ft x 5.92 Ft