



## 2239 29 Avenue Calgary Alberta

\$1,125,000

Step into this breathtaking 2-storey duplex in Richmond, where luxury and contemporary design meet in perfect harmony. This custom-built attached infill is an exquisite showpiece, offering 3 bedrooms and an array of high-end features that elevate every aspect of living. Just minutes from Marda Loop and the downtown core, this home boasts extensive upgrades, including striking stone feature walls, and an elegant acrylic stucco/stone exterior. The rich walnut floors and exotic granite countertops add an opulent touch to this modern masterpiece. The gourmet kitchen is a showstopper, featuring full-height cabinetry, stainless steel appliances, and a massive center island with a built-in table. A custom stone backsplash adds a sophisticated flair. The generous sized, yet cozy living room offers an elegant stone-faced gas fireplace and double doors leading to your south backyard. The main floor is complete with a Dining Room with built-ins (can easily be a main floor office), a powder room and a mudroom. Upstairs, both massive bedrooms come with walk-in closets and private ensuites. The owners' retreat offers a two-sided fireplace for a cozy ambiance overlooking the bedroom and the soaker tub. The ensuite is a spa-like haven with a glass/tile steam shower and heated floors. The upper level is complete with a laundry room, including cabinets and a convenient folding counter. The lower level houses the most incredible Theatre Room where the stunning custom theatre seating, screen and projector are included! This fully loaded sound-proof home theatre is perfect for movie nights, hockey games, a recording studio, music studio, entertaining guests and more! The property also includes a detached two-car garage, high-efficiency furnace and in-slab heating. The sunny south-facing yard with a huge patio provides an ideal outdoor space for relaxation or gatherings. This propert...

Recreational, Games room 19.17 Ft x 13.33 Ft

Media 17.42 Ft x 14.83 Ft

Other 9.17 Ft x 6.50 Ft

Storage 8.83 Ft x 6.08 Ft

3pc Bathroom 8.75 Ft x 6.25 Ft

Furnace 8.75 Ft x 5.25 Ft

Foyer 5.75 Ft x 5.33 Ft

Other 5.75 Ft x 3.58 Ft

2pc Bathroom 5.08 Ft x 4.92 Ft

Primary Bedroom 17.42 Ft x 12.17 Ft

5pc Bathroom 21.58 Ft x 8.33 Ft

Bedroom 14.42 Ft x 12.67 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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Living room 20.00 Ft x 13.92 Ft

Kitchen 18.00 Ft x 9.50 Ft

Dining room 14.25 Ft x 10.92 Ft

4pc Bathroom 8.92 Ft x 4.92 Ft

Laundry room 7.00 Ft x 6.25 Ft

Bedroom 13.42 Ft x 9.17 Ft