



## 2410 29 Avenue Calgary Alberta

\$1,270,000

Gorgeous new 3 bedroom home built by Royal Design Homes on a quiet cul-de-sac in sought after Richmond, offering over 2000 sq ft of living space plus a self contained legal 2 bedroom basement suite. The bright & airy main level presents engineered hardwood floors, high ceilings & stylish light fixtures, showcasing the front dining area with beautiful feature wall & ample space to host family & friends. Create culinary masterpieces in the kitchen that's tastefully finished with contrasting quartz counter tops, large island/eating bar, excellent appliance package, including panelled fridge & plenty of storage space, including a lovely built-in banquette. The living room is anchored by a floor to ceiling feature fireplace & built-ins. A cozy office space is tucked away just off the kitchen, perfect for a home office setup. Completing the main level is a convenient mudroom with bench, hooks & storage & a 2 piece powder room with wall paper accent & raised stone sink. Ascend the lighted staircase to the second level that hosts a loft/bonus room, 2 bedrooms, 4 piece bath & laundry room with sink & storage. The primary bedroom with vaulted ceiling boasts an outstanding walk-in closet & posh 5 piece ensuite with dual sinks, make-up vanity, relaxing freestanding soaker tub & rejuvenating steam shower. The fully contained legal basement suite features engineered hardwood floors, a large living/dining area with tons of built-in storage, kitchen with island/eating bar, quartz counter tops & stainless steel appliances. Two bedrooms, a 4 piece bath & dedicated laundry facilities complete the legal basement suite. Other notable features include roughed in air conditioning & 2 furnaces. Outside, enjoy the beautifully landscaped front garden & back yard with deck & access to a double detached garage. The location is incredibly convenient, close to vibrant Marda Loop, excellent scho...

Kitchen 13.08 Ft x 8.25 Ft

Living room/Dining room 13.83 Ft x 12.58 Ft

Laundry room 4.92 Ft x 4.83 Ft

Bedroom 11.83 Ft x 11.25 Ft

Bedroom 13.42 Ft x 12.17 Ft

4pc Bathroom .00 Ft x .00 Ft

Other 12.25 Ft x 5.42 Ft

Office 6.17 Ft x 5.75 Ft

2pc Bathroom .00 Ft x .00 Ft

Laundry room 8.25 Ft x 6.00 Ft

Bonus Room 14.92 Ft x 9.42 Ft

Primary Bedroom 13.08 Ft x 12.08 Ft

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Listing Presented By:



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Kitchen21.00 Ft x 14.75 Ft

Dining room13.00 Ft x 12.50 Ft

Living room14.83 Ft x 13.08 Ft

Foyer7.58 Ft x 7.00 Ft

Bedroom12.08 Ft x 10.50 Ft

Bedroom10.58 Ft x 9.92 Ft

4pc Bathroom.00 Ft x .00 Ft