



664 29 Avenue Calgary Alberta

\$2,299,900

Unprecedented location siding & backing onto picturesque Confederation Park! This gracious 3+1 bedroom home with FULLY DEVELOPED WALK-OUT BASEMENT underwent a "to the studs" renovation in 2015 & exudes elegance. The open & airy main level is adorned with hardwood floors, showcasing a living room with beamed vaulted ceiling with skylights & feature fireplace. The spacious dining area with brick feature wall & built-in Sub-Zero wine fridge has ample space to host friends & family. The kitchen is discerningly finished with granite counter tops, island/eating bar, plenty of storage space & top of the line stainless steel appliances. A bright private office with built-ins is tucked away just off the foyer & a 2 piece powder room & convenient mudroom complete the main level. The second level with hardwood floors hosts 3 generously sized bedrooms, a 4 piece bath & laundry room equipped with sink & storage. The primary retreat boasts a walk-in closet with in-floor heat & private 4 piece ensuite also with heated floors, dual sinks & oversized shower. The walk-out basement with in-floor heat has access to the patio & is the perfect space for game or movie night, featuring a huge family room with home theatre system plus a games/recreation area complete with pool table & bar area with Kegerator & wine fridge. A fourth bedroom & 4 piece bath with relaxing steam shower are the finishing touches to the basement. Other notable features include dual central air conditioning units, dual high efficiency furnaces (2022), 2 hot water heaters, wired for sound/video, Hunter Douglas blinds throughout & 2 open to below features from second to main level. Outside, enjoy the tranquil Duradeck covered main floor deck with beautiful views of the park & lower patio with paving stones surrounded by Kayu Batu fencing. Parking is a breeze with a double attached garage with heated floor. The premi...

Family room 19.25 Ft x 27.67 Ft

Storage 13.42 Ft x 4.83 Ft

Furnace 13.58 Ft x 13.00 Ft

Recreational, Games room 8.00 Ft x 12.67 Ft

Bedroom 13.42 Ft x 10.67 Ft

4pc Bathroom .00 Ft x .00 Ft

Office 14.50 Ft x 14.42 Ft

Other 8.67 Ft x 7.17 Ft

2pc Bathroom .00 Ft x .00 Ft

Laundry room 10.33 Ft x 8.33 Ft

Primary Bedroom 14.00 Ft x 15.75 Ft

Bedroom 14.00 Ft x 15.17 Ft

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Listing Presented By:



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Kitchen13.67 Ft x 22.83 Ft

Dining room14.83 Ft x 9.83 Ft

Living room14.83 Ft x 15.50 Ft

Foyer6.17 Ft x 14.83 Ft

Bedroom14.00 Ft x 11.25 Ft

Other6.92 Ft x 6.58 Ft

4pc Bathroom.00 Ft x .00 Ft