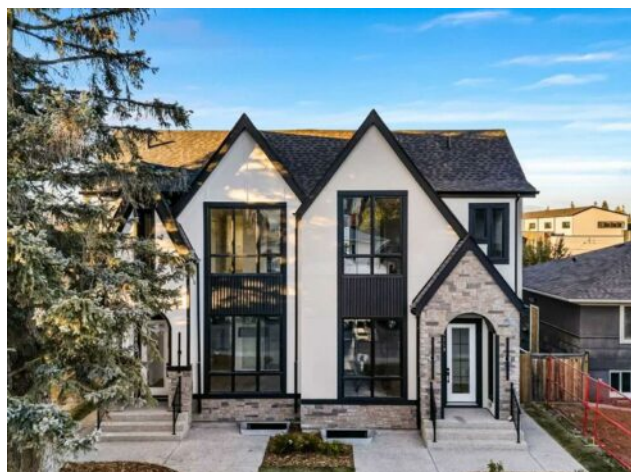


2412 29 Avenue SW
Calgary, Alberta
MLS # A2265682

\$1,247,999

Division:	Richmond		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,095 sq.ft.	Age:	2025 (0 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, See Remarks	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: Second washer, dryer, fridge, dishwasher.

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 & plenty of storage space, including a pantry & 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 schools, parks, public

transit & easy access to 26th Avenue & Crowchild Trail.