

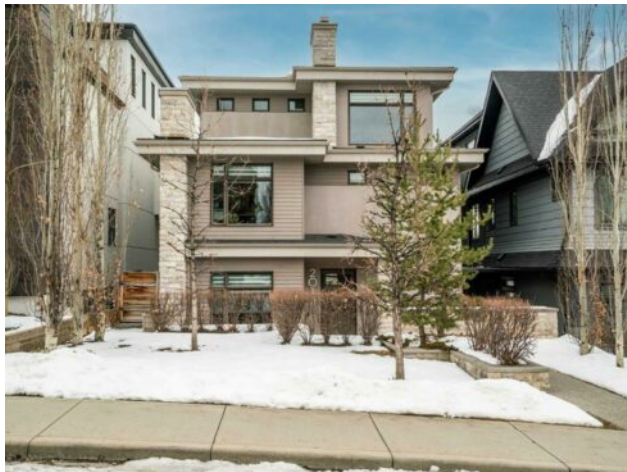


**GRASSROOTS**  
REALTY GROUP

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**2012 29 Avenue SW**  
**Calgary, Alberta**

**MLS # A2219587**



**\$2,100,000**

<b>Division:</b>	South Calgary		
<b>Type:</b>	Residential/House		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	3,520 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	5 full / 1 half
<b>Garage:</b>	Triple Garage Detached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Landscaped, Low Maintenance Landscape, Private, Rectangular Lot, Views		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas, Radiant	<b>Water:</b>	-
<b>Floors:</b>	Concrete, Hardwood, Other, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, High Ceilings, Natural Woodwork, Open Floorplan		

**Inclusions:** Basement Danby Microwave; Basement Danby Wine Fridge; Basement GE Dishwasher; Basement TV with Mount Above Fireplace; Gym TV with Mount; 4 Sonos Connect Wireless Home Audio Receivers; Fan for Workout Room

Welcome to the epitome of luxury living in South Calgary. This stunning three-story residence defines contemporary elegance, offering an unparalleled fusion of modern design and amenity filled living. Situated in the vibrant heart of southwest Calgary, this home sets a new standard for inner-city living. As you step inside, prepare to be captivated by the seamless blend of sophistication and comfort. Contemporary stone accents, greenery, and an exposed aggregate concrete walkway greet you, harmonizing effortlessly with the home's exterior featuring hardie board and stucco siding with stone features. The meticulously landscaped 4,682 sq ft lot ensures low-maintenance beauty, enhancing the home's allure. Spanning over 4,800 sq ft of living space, this residence boasts an open-concept layout, creating an inviting atmosphere for both relaxation and entertainment. Crafted by the esteemed Park Haven Designs Inc., every detail showcases its quality craftsmanship and refined taste. Featuring five bedrooms, each with their own ensuite, this home offers unparalleled comfort and privacy. Modern architectural design elevates every corner, while floor-to-ceiling windows frame panoramic views of downtown Calgary and invite natural light to illuminate the space. This home also comes furnished with the ultimate automotive haven - a triple oversized heated garage that can accommodate three additional vehicles with car lifts, conveniently located on a back lane. Convenience is paramount, with close proximity to top-rated schools, downtown attractions, picturesque parks, and the vibrant amenities of Calgary's premier neighbourhood for culture and lifestyle, Marda Loop. Whether you're unwinding in the luxurious master suite, hosting gatherings in the expansive living areas, or enjoying al fresco dining on the private patio, this home offers an

unparalleled lifestyle experience. Make this your new home today.