



GRASSROOTS

REALTY GROUP

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**4643 29 Avenue NW
Calgary, Alberta**

MLS # A2305946



\$1,749,999

Division:	Montgomery		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,069 sq.ft.	Age:	2003 (23 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Garden, Landscaped, Street Lighting		

Heating:	In Floor, Forced Air, Natural Gas, Wood, Wood Stove	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	ICF Block, See Remarks	Utilities:	-

Features: Bar, Bidet, Bookcases, Breakfast Bar, Ceiling Fan(s), Crown Molding, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, Sauna, Separate Entrance, Walk-In Closet(s)

Inclusions: Sauna

Some homes are built. This one was composed — every joint, curve, and surface was a deliberate work of a European master craftsmen who treated construction as an art form. From the custom-carved solid maple front door to the sinuous open staircase hewn from Douglas fir with hand-laid walnut inlays, this custom 4-bedroom home is defined by its extraordinary material quality. Contemporary style with a 22-foot cathedral great room flooded with southern light; every trim, door, and surface reflects the same uncompromising intention. Unique features such as a two-storey sunroom, dual south-facing balconies, mountain and ravine views, and a full landscaped yard with mature trees and solid custom maple cabinetry. Minutes from Market Mall, the University of Calgary, and Bowmont Park — with Kananaskis 45 minutes away. A home for those who notice the details, because someone cared deeply about every one of them.