



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

650 29 Avenue NW
Calgary, Alberta

MLS # A2323400



\$2,650,000

Division:	Mount Pleasant		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,497 sq.ft.	Age:	2006 (20 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Front Yard, Landscap		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Cork, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Beamed Ceilings, Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

Inclusions: Alarm with contract, dishwasher (2), storage shed, garage door opener with 1 remote, front porch mailbox with no key. black desk, mirror and chair in ensuite, all bathroom mirrors, basement armoire, coat hooks at basement entrance, TV mounts, TV (3), Kinetico water system, planter on upper deck (4), ice maker, bar fridge, beverage fridge, freezer, pool table, shelving units in utility room (6), water system in bar, wood in the shed and basement for the fireplaces. Suite: Refrigerator, stove, microwave, dishwasher, washer, dryer.

Perfectly perched on the hill overlooking Confederation Park, this exquisite custom crafted residence offers a level of detail, design, and presence that is rarely seen. This is not a home that was built to follow trends. Every element was thoughtfully selected and masterfully executed to create something truly timeless and unique. From the moment you arrive, the charm is undeniable. The inviting front porch, stone detailing, solid wood door, elegant hardware, and even the mailbox set the tone for what awaits inside. Step through the entrance and take a moment to appreciate the craftsmanship. To your right, the breathtaking two storey library draws you in, complete with a fireplace that invites quiet mornings spent with a favourite book. Follow the stunning hardwood floors into the main living area where expansive windows perfectly frame uninterrupted park views. The dining room, anchored by beautiful built-ins, is ready to host memorable gatherings, while the living room showcases another striking fireplace. Step out to the covered deck with remote screen and experience seamless indoor and outdoor living. The kitchen is a true showpiece, designed for both the passionate chef and effortless entertaining. Just beyond, a remarkable pantry offers exceptional storage and functionality. The primary suite is every bit as impressive as expected. Wake to views of the park and enjoy direct access to the screened deck. The dressing room is extraordinary, while the ensuite features a grand shower, clawfoot tub, and a charming vanity area complete with antique mirror and seating. Laundry is discreetly positioned off the ensuite for added convenience. The second level continues to impress. The upper library, connected by a striking iron staircase, is a defining architectural feature. A spacious games room with pool table, a private office with fireplace, and a vaulted gym create a dynamic

and versatile upper floor. An additional bedroom with its own ensuite, steam shower, and balcony completes this level. The walkout lower level is warm and inviting with large windows, a wood burning fireplace, and in floor heat. The custom bar is beautifully equipped with an ice maker, wine fridge, beverage fridge, and filtered water. A third bedroom with its own ensuite ensures comfort for guests. Even the mechanical room reflects the same level of care and pride found throughout the home. A wonderful surprise awaits outside with a separate self contained legal suite, offering a full kitchen, dining space, living room with fireplace, bedroom, bathroom, and its own laundry. Perfect and private for extended family. The beautifully landscaped backyard is the perfect finishing touch. The heated and insulated garage features extensive cabinetry and epoxy flooring, along with an additional parking space for added flexibility. Designed by John Haddon with interior design by Rod MacDonald, this is a home that must be experienced to be fully appreciated.