



GRASSROOTS
REALTY GROUP

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421 29 Avenue NE
Calgary, Alberta

MLS # A2341843



\$1,625,000

Division:	Winston Heights/Mountview		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,192 sq.ft.	Age:	2018 (8 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	220 Volt Wiring, Double Garage Attached, Driveway, Heated Garage, In Gara		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to 421 29 Avenue NW, an exceptional custom residence offering over 4,790 SQ. FT. OF DEVELOPED LIVING SPACE in the sought after inner city community of WINSTON HEIGHTS/MOUNTVIEW. Designed for elevated everyday living and entertaining, this impressive 5 BEDROOM, 3.5 BATHROOM home combines generous proportions, sophisticated finishes and an outstanding collection of amenities. Step inside to a bright, open concept main floor showcasing WIDE PLANK HARDWOOD flooring, designer lighting, custom millwork and high 10' ceilings. At the heart of the home is the stunning CHEF'S KITCHEN, featuring premium BUILT IN MIELE APPLIANCES, extensive custom cabinetry, quartz countertops and an oversized waterfall edge island with seating for six. The kitchen flows seamlessly into the spacious dining and living areas, where a striking fireplace and expansive windows create a warm, contemporary setting for entertaining or relaxing at home. Outside, discover a beautifully designed south facing PRIVATE BACKYARD OASIS with an extended concrete patio, built in BBQ, custom storage and plenty of room to entertain, unwind or create a fantastic play space. A functional mudroom provides direct access to the HEATED DOUBLE ATTACHED GARAGE, offering excellent storage and workspace along with a 200-AMP ELECTRICAL PANEL for added flexibility, including EV charging, epoxy flooring, and 14' ceilings, perfect for a hoist. Upstairs, the impressive PRIMARY SUITE is a true retreat. The spa inspired ensuite features a FREESTANDING SOAKER TUB, oversized walk in steam shower, dual vanities and refined finishes including heated tiled flooring. While the expansive WALK IN CLOSET provides exceptional storage. Two additional generously sized bedrooms, a full bathroom and convenient UPPER

FLOOR LAUNDRY WITH SINK complete the level. There is also a HUGE BONUS ROOM with high vaulted ceilings, and access to a front balcony. Perfect for a playroom, theatre room, or any additional space you may need. The FULLY DEVELOPED BASEMENT takes this home to another level, with a spacious recreation area, FULL WET BAR, and walk up private entrance. Two additional bedrooms and a full bathroom offer excellent flexibility for guests, teenagers, extended family, office space, or a home gym. Additional highlights include CENTRAL AIR CONDITIONING, smart-home features, built-in speakers, water softener, premium appliances and extensive storage throughout. Situated on a 5,543 SQ. FT. LOT close to parks, schools, pathways, golfing, downtown and major amenities, this home delivers the space and functionality of a substantial family residence with the convenience of inner city living. Book your showing today!