

**2428 29 Avenue SW  
Calgary, Alberta****MLS # A2250978****\$1,395,000**

<b>Division:</b>	Richmond		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,073 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, City Lot		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Wood Frame	<b>Zoning:</b>	R-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters		

**Inclusions:** NONE

Nestled in one of Calgary's most coveted communities, this exceptional residence—crafted by Edge Luxury Homes, a name synonymous with refined craftsmanship and bespoke design—offers a seamless fusion of traditional elegance and modern functionality. Thoughtfully crafted to the last detail, this home exudes warmth, sophistication, and enduring style, designed to elevate everyday living and inspire unforgettable entertaining. As you step through the front door, you're welcomed by a grand formal dining room—an exquisite space for hosting gatherings both intimate and grand. At the heart of the home lies a chef-inspired kitchen, where culinary artistry meets impeccable design. A sprawling central island is crowned with sleek quartz countertops, while premium stainless-steel appliances, full-height custom cabinetry, and ambient lighting complete this truly elevated space. The open-concept living room is a masterclass in comfort and style, anchored by a striking gas fireplace framed by elegant custom built-ins. Expansive patio doors invite natural light and open effortlessly to a beautifully appointed deck—perfect for seamless indoor-outdoor living. A dedicated home office offers privacy and tranquility, ideal for focused work or study. Completing the main level is a refined powder room and a highly functional mudroom, balancing luxury with everyday practicality. Upstairs, the serene primary suite is a true retreat, featuring a spa-inspired ensuite with in-floor heating, a luxurious soaking tub, dual vanities, a glass-enclosed walk-in shower with steamer rough-ins, and a spacious walk-in closet. The second bedroom offers its own walk-in closet, while the charming third bedroom shares a beautifully appointed full bath—each space designed for comfort and privacy. The fully developed lower level extends

your living space with a large recreation room, a custom media centre, and a sophisticated wet bar—ideal for entertaining or cozy family nights. A private gym offers wellness at home, and a thoughtfully designed under-stair pet wash station ensures every family member is cared for. A fourth spacious bedroom with its own walk-in closet, along with a stylish full bath, provides exceptional versatility and comfort. Outside, the home is complemented by a double-detached garage, offering secure parking and additional storage. Situated in the vibrant community of South Calgary, this residence is mere moments from scenic parks, boutique shopping, fine dining, and top-rated schools. A true statement of luxury living, this home blends timeless design with modern conveniences to exceed every expectation.