



THE
A-TEAM

**RE/MAX
FIRST**

3510 25 Avenue, Calgary T3E7W6

MLS®#: **A2108341** Area: **Killarney/Glengarry** Listing Date: **02/16/24** List Price: **\$929,800**
Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Semi Detached (Half Duplex)**
City/Town: **Calgary**
Year Built: **2011**
Lot Information
Lot Sz Ar: **3,003 sqft**
Lot Shape:
Access:
Lot Feat: **Back Lane, Back Yard, Corner Lot**
Park Feat: **Double Garage Detached**

Finished Floor Area

Abv Sqft: **1,760**
Low Sqft:
Ttl Sqft: **1,760**

DOM

93
Layout
Beds: **4 (4)**
Baths: **3.0 (2 2)**
Style: **4 Level Split, Side by Side**

Parking

Ttl Park: **2**
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Garden, Playground, Private Entrance**
Construction: **Stucco, Wood Frame**
Flooring: **Carpet, Ceramic Tile, Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**
Kitchen Appl: **Dishwasher, Dryer, Garage Control(s), Gas Range, Humidifier, Microwave, Range Hood, Refrigerator, Washer**
Int Feat: **Breakfast Bar, Ceiling Fan(s), Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Vinyl Windows, Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen With Eating Area	Main	14`0" x 11`0"	Pantry	Main	10`0" x 11`0"
Dining Room	Main	15`0" x 8`0"	Laundry	Main	7`0" x 5`2"
Bedroom - Primary	Upper	15`11" x 11`10"	Walk-In Closet	Upper	7`7" x 5`7"
Bedroom	Upper	14`0" x 9`10"	Bedroom	Upper	14`0" x 9`10"
4pc Bathroom	Upper	7`2" x 5`2"	Bonus Room	Upper	12`8" x 9`6"
Living Room	Main	20`0" x 16`0"	2pc Bathroom	Main	5`2" x 4`11"

Foyer	Main	11`0" x 4`11"	Family Room	Level 4	19`0" x 13`2"
Bedroom	Third	19`0" x 12`2"	Walk-In Closet	Third	7`1" x 4`9"
2pc Bathroom	Level 4	5`0" x 5`0"	Furnace/Utility Room	Level 4	12`8" x 7`0"
5pc Ensuite bath	Upper	13`7" x 7`10"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc: **4367X**

Zoning:
R-C2

Remarks

Pub Rmks: **Introducing modern French country gem, this four level split home epitomizes elegance and sophistication. Located in the sought after community of Killarney this charming corner lot , half duplex offers soaring 11 FT Main Floor Ceilings, Stunning Architectural Accents, 4 Beds, 4.0 Baths, a home gym/family rom , plus a bonus room all across aprox 2300 sq ft of living space. Rustic and Refined elements featuring exposed beams, open risers staircase or magnificent stone fireplace showcases this gorgeous home. Upon entrance you will be welcomed by the Abundance South and East windows filled with sunshine and its breathtaking interiors will have you impressed! The open- concept layout seamlessly flows into a goutmet kitchen that opens to a Dinning area with double French door to a patio. Gas stove, granite counter tops extended cabinets and island with a breakfast bar. Main floor laundry . Going upstairs you will find 3 large bedrooms with a master featuring 5 pcs ensuite with walk in closet , double sink, separate tiled shower and a soaker tub. Travertine tiles accents all bathrooms and a kitchen floors. Bonus room perfect for home office . The third level is half way above ground boasts guest bedroom with sunshine windows and a walk in closet. Coming to the lower level you will also find a specious family room that is perfect for entertaining or just chilling at front of the TV. Double detached garage completed the space on the exterior of the house. Killarney is a great family-oriented neighbourhood, & the community is home to several parks & conveniently located close to top-ranked schools & all the amenities you will need. Quick access to all major roadways, the mountains, & a short commute to downtown Calgary! Most deserving your private tour !**

Inclusions: **n/a**
Property Listed By: **Real Estate Professionals Inc.**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











