



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**724 25 Avenue, Calgary T2M 2B2**

MLS®#: **A2124037**

Area: **Mount Pleasant**

Listing Date: **12/02/24**

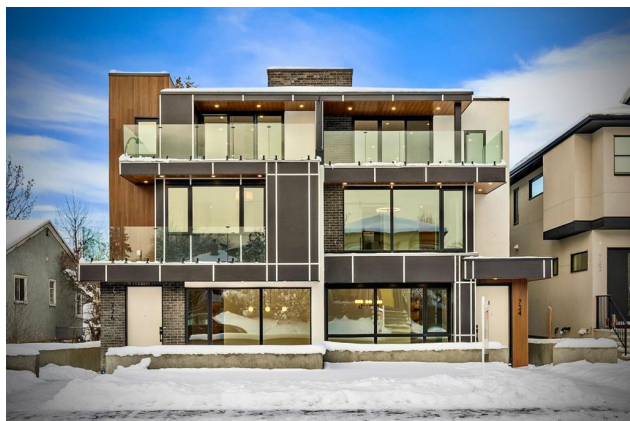
List Price: **\$1,246,500**

Status: **Active**

County: **Calgary**

Change: **-\$2k, 10-Feb**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Semi Detached (Half**

**Duplex)**

City/Town:

**Calgary**

Year Built:

**2024**

Lot Information

Lot Sz Ar:

**3,000 sqft**

Lot Shape:

Access:

Lot Feat:

Park Feat:

**Back Lane,Back Yard,Low Maintenance Landscape,Landscaped,Street Lighting,Rectangular Lot  
Double Garage Detached**

DOM

**82**

Layout

Beds:

**3 (2 1 )**

Baths:

**4.0 (3 2)**

Style:

**3 Storey,Side by Side**

Parking

Ttl Park:

**2**

Garage Sz:

**2**

Utilities and Features

Roof: **Flat Torch Membrane,Asphalt Shingle**

Heating: **In Floor Roughed-In,Forced Air**

Sewer:

Ext Feat: **Lighting,Rain Gutters**

Construction:

**ICFs (Insulated Concrete Forms),Stucco**

Flooring:

**Carpet,Hardwood,Tile**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl: **Bar Fridge,Built-In Refrigerator,Central Air Conditioner,Dishwasher,Dryer,Range,Washer**

Int Feat: **Bar,Double Vanity,High Ceilings,Kitchen Island,Low Flow Plumbing Fixtures,Natural Woodwork,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Recessed Lighting,Smart Home,Vinyl Windows**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>14`7" x 10`5"</b>
<b>Dining Room</b>	<b>Main</b>	<b>16`0" x 6`8"</b>
<b>Mud Room</b>	<b>Main</b>	<b>4`11" x 10`2"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>14`8" x 11`10"</b>
<b>Bedroom</b>	<b>Second</b>	<b>14`9" x 14`4"</b>
<b>Laundry</b>	<b>Second</b>	<b>6`11" x 4`9"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Kitchen</b>	<b>Main</b>	<b>15`4" x 15`10"</b>
<b>Family Room</b>	<b>Main</b>	<b>14`4" x 9`6"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`3" x 5`7"</b>
<b>5pc Ensuite bath</b>	<b>Second</b>	<b>10`7" x 13`4"</b>
<b>4pc Ensuite bath</b>	<b>Second</b>	<b>4`11" x 8`5"</b>
<b>Loft</b>	<b>Third</b>	<b>20`0" x 27`4"</b>

2pc Bathroom  
Bedroom  
Furnace/Utility Room

Third  
Basement  
Basement

4`11" x 5`6"  
11`2" x 11`5"  
5`4" x 10`11"

Game Room  
3pc Bathroom

Basement  
Basement

18`8" x 29`3"  
6`8" x 11`3"

Legal/Tax/Financial

Title:  
Fee Simple  
Legal Desc:

Zoning:  
R-C2

3955R

Remarks

Pub Rmks:

**DESIGN + LOCATION + LUXURY** Are you ready to elevate your living experience? This stunning semi-detached home in the heart of Mount Pleasant is your dream come true! Just steps away from Confederation Park, this property is nestled on a quiet, tree-lined street in the prestigious community of Mount Pleasant. Designed by Midnight Design Studio and brought to life by Exquisite Homes, this masterpiece is unapologetically modern, boasting over 3,200 sq. ft. of luxurious living space. From the sleek architectural design to the flawless high-end finishes, no detail has been overlooked. Highlights of this home include a unique loft space, perfect for entertaining, with a dry bar, a 2-piece bathroom, and jaw-dropping views of the city skyline and Confederation Park. The Montigo DRL60 linear gas fireplace takes center stage in the living room, framed by a dramatic Venetian plaster feature wall. Durabuilt triple-pane windows increase energy efficiency and mitigate heat loss effectively. The chef's kitchen is a true showstopper, featuring built-in Dacor appliances, a gas range, quartz waterfall countertops, slim shaker plywood cabinets extending to the ceiling, and a quartz backsplash that exudes sophistication. Designer fixtures and glamorous finishes are everywhere, from luxury black fixtures with striking gold accents to decorative lighting that makes every corner glow. White oak railings highlight the premium feel of the home. The primary ensuite is a haven of relaxation, with heated floors and magazine-worthy Schluter system tile work. The primary bedroom doesn't disappoint either, boasting a custom feature wall and two separate his-and-her walk-in closets, creating a chic ambiance. That's not all; there's even more to fall in love with. This home offers two primary bedrooms, each with walk-in closets and luxurious ensuite bathrooms. Additional features include hydronic heating roughed into the basement for ultimate comfort, a steam shower roughed into the basement, A/C included, a 42-inch entry door, built-in entertainment units, Goodfellow San Marino hardwood floors with a thick wear layer for lifelong durability, a double detached garage, and an exterior that commands attention with Newtech, Sagiper, stucco, and stone finishes for maximum curb appeal. Located just minutes from public transportation, the Mount Pleasant Arts Centre, schools, and recreational amenities like tennis courts and a skating rink, this home truly has it all. Perfect for families who want the best of modern living in an unbeatable location. Don't compromise; you deserve a home that checks every box.

Inclusions:  
Property Listed By:

N/A  
RE/MAX Real Estate (Central)

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

