



THE
A-TEAM

**RE/MAX
FIRST**

2419 25 Street, Calgary T3E 1X5

MLS®#: **A2140730**

Area: **Richmond**

Listing Date: **06/13/24**

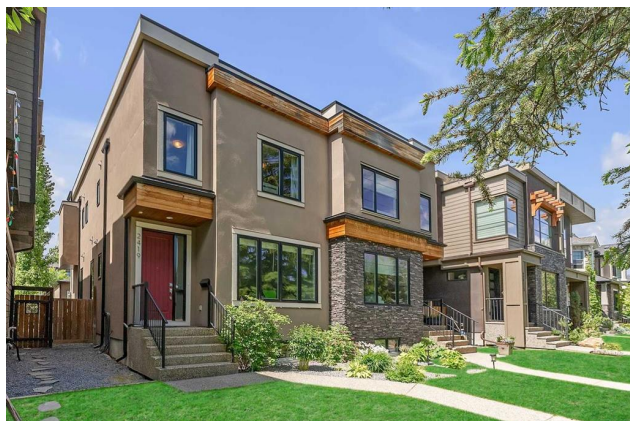
List Price: **\$889,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

1,900

Year Built:

2011

Low Sqft:

Lot Information

Ttl Sqft:

1,900

Lot Sz Ar:

3,121 sqft

Lot Shape:

DOM

15

Layout

Beds:

4 (3 1)

Baths:

3.5 (3 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

2

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

**Back Lane,Back Yard,Dog Run Fenced In,Front Yard,Low Maintenance Landscape
Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**

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

Sewer:

Ext Feat: **BBQ gas line,Dog Run**

Construction:

Stucco,Wood Frame

Flooring:

Carpet,Hardwood,Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Int Feat:

**Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Microwave,Range,Range Hood,Refrigerator,Washer,Window Coverings,Wine Refrigerator
Bookcases,Breakfast Bar,Built-in Features,Closet Organizers,French Door,Granite Counters,High Ceilings,Kitchen Island,No Smoking Home,Recessed
Lighting,Skylight(s),Soaking Tub,Storage,Walk-In Closet(s),Wet Bar,Wired for Data,Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	4`11" x 5`4"
Foyer	Main	5`2" x 8`0"
Living Room	Main	18`5" x 12`0"
Office	Main	13`1" x 13`1"
5pc Ensuite bath	Second	8`5" x 16`8"
Bedroom	Second	10`3" x 13`9"

Room	Level	Dimensions
Dining Room	Main	9`8" x 13`11"
Kitchen	Main	9`4" x 13`1"
Mud Room	Main	3`3" x 4`0"
4pc Bathroom	Second	5`10" x 8`3"
Bedroom	Second	9`4" x 13`5"
Laundry	Second	5`11" x 6`5"

Bedroom - Primary
Game Room
Game Room

Second
Basement
Basement

12`9" x 15`11"
8`10" x 4`10"
18`1" x 17`1"

3pc Bathroom
Bedroom
Furnace/Utility Room

Basement
Basement
Basement

4`11" x 10`8"
11`9" x 13`0"
8`5" x 7`2"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-C2

56610

Remarks

Pub Rmks:

OPEN HOUSE: SAT, JUN 15, 2-4! Welcome to your dream home in Calgary's vibrant Richmond neighbourhood! This stunning 2-storey semi-detached home is the epitome of modern living, offering a blend of comfort, luxury, and convenience. Step into the beautifully landscaped, maintenance-free front garden adorned with perennials, setting a charming first impression. Inside, the home is wired for security, ensuring peace of mind. Enjoy year-round comfort with central air conditioning and immerse yourself in your favorite tunes with a sound system wired throughout the main floor, upstairs bedrooms, and basement. The main floor boasts a professional office with double French doors, perfect for remote work. The open concept kitchen is a chef's delight, featuring a range with a double oven, sleek granite countertops, a large island with bar seating and double sink, and a brand-new fridge. The cozy living room invites you to unwind by the gas fireplace with a stunning stone surround and built-in shelving. Illuminated by a large skylight, the upper floor offers a dedicated laundry room, generous sized bedrooms and built-in desk and storage. The luxury primary suite is perfect for relaxing with an ensuite bathroom that includes in-floor heating, a jetted soaker tub, a double vanity, and a stand-up shower with a rainfall showerhead. The basement, with its 9-foot ceilings, is roughed in for in-floor heating throughout and is ideal for entertaining friends and family. The rec room features a wet bar, wine fridge, and the wired sound system ensures your gatherings are always a hit. Step outside to the west-facing backyard, perfect for hosting summer BBQs with a gas hook-up, low-maintenance PVC deck (new in 2021), hot tub connection, new retaining wall, flower beds, and a gated dog run. The double detached garage offers ample storage and parking. Recent updates include a new washing machine (2023), dishwasher (2022), upgraded roof (2023), brand new fridge (2024), and central AC (2020), ensuring the home is move-in ready. Living in this beautiful home means enjoying the vibrant lifestyle of Richmond. Walk to the shops and restaurants of Marda Loop, take a dip in the Killarney pool, and benefit from easy access to downtown Calgary by car, bus, or bike. Whether you're a professional couple, a growing family, or empty nesters, this home offers the perfect blend of convenience and luxury for all stages of life. Don't miss your chance to make this exceptional property your own!

Inclusions:
Property Listed By:

**3 TV Wall Mounts
Real Broker**

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



