



THE
A-TEAM

**RE/MAX
FIRST**

3035 25 Street, Calgary T3E 1Y2

MLS®#: **A2141769**

Area: **Richmond**

Listing Date: **06/20/24**

List Price: **\$1,795,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2013**
Lot Information
Lot Sz Ar: **6,243 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,956**
Low Sqft:
Ttl Sqft: **2,956**

DOM

10
Layout
Beds: **6 (4 2)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **3**
Garage Sz: **3**

Access:

Lot Feat: **Back Lane,Back Yard,Landscaped,Underground Sprinklers**
Park Feat: **Heated Garage,Triple Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **BBQ gas line,Private Yard**

Construction: **Composite Siding,Wood Frame**
Flooring: **Hardwood,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Double Oven,Dryer,Freezer,Garage Control(s),Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer,Window Coverings,Wine Refrigerator**
Int Feat: **Bookcases,Built-in Features,Closet Organizers,Double Vanity,Granite Counters,Kitchen Island,Pantry,Walk-In Closet(s),Wet Bar**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	17`0" x 13`6"	Dining Room	Main	13`0" x 15`0"
Den	Main	12`11" x 10`6"	Kitchen	Main	21`5" x 9`2"
Foyer	Main	13`5" x 11`2"	Breakfast Nook	Main	22`7" x 11`7"
Mud Room	Main	14`10" x 6`1"	Bedroom - Primary	Second	14`8" x 19`3"
Bedroom	Second	12`7" x 12`2"	Bedroom	Second	15`0" x 12`0"
Bedroom	Second	15`0" x 12`2"	Laundry	Second	8`7" x 10`9"
Game Room	Lower	22`3" x 35`11"	Wine Cellar	Lower	7`6" x 7`10"
Bedroom	Lower	9`7" x 13`11"	Bedroom	Lower	12`7" x 13`4"

3pc Bathroom
5pc Ensuite bath

Lower
Second

8`7" x 8`0"
14`1" x 13`0"

5pc Bathroom
2pc Bathroom
Legal/Tax/Financial

Second
Main

5`1" x 11`11"
5`9" x 6`0"

Title:
Fee Simple
Legal Desc:

8598GF

Zoning:
R-C1

Remarks

Pub Rmks:

Welcome to your dream home in Richmond, Calgary! This luxurious custom-built family home is designed to cater to all your needs with a blend of elegance and practicality - boasting 6 bedrooms, triple car garage and 4,249 total sq. ft. As you step into this stunning property, you'll be greeted by solid construction and high ceilings, creating a sense of space and grandeur. Highlights include a gorgeous central hall layout, main floor office/den, and a formal dining room. The family functional kitchen, nook, and great room overlook the private west-facing backyard, providing a perfect setting for both everyday living and entertaining. The upper floor features four generously sized bedrooms, including three side-by-side kids' rooms, ensuring your family has ample space to grow. The primary suite is a true sanctuary featuring spa like ensuite with heated floors and thoughtfully separated from the kids' rooms with advanced soundproofing for added privacy. The upper-floor laundry room provides convenience with ample storage space, making household chores a breeze. The lower floor is an entertainment paradise, with a spacious recreation and games room complete with a wet bar and a glass-enclosed, temperature-controlled wine room. Two additional bedrooms on this level offer flexibility for guests or home gym. This home is ideally located for a convenient lifestyle, with an 8-minute commute to downtown Calgary and quick access to Bow Trail. Outdoor enthusiasts will love the easy access to river bike paths. Step outside to enjoy the serene outdoor spaces, including a front covered porch and an expansive, elevated backyard deck. The backyard is a true oasis, featuring a magnificent 5-story tall original Willow tree. The oversized 3-car detached garage with a built-in electric heater provides plenty of parking and storage options. The large, family-functional mudroom offers easy access to the garage, making daily routines more manageable. Don't miss the opportunity to own this exceptional property in one of Calgary's most sought-after inner city neighbourhoods. Contact us today to schedule a viewing and make this luxurious custom-built family home yours!

Inclusions:
Property Listed By:

Murphy Bed
Sotheby's International Realty Canada

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













