

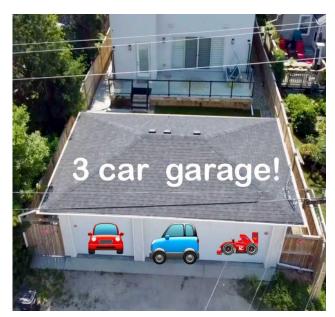
120 25 Avenue, Calgary T2M 2A3

Utilities:

MLS®#: **A2151643** Area: **Tuxedo Park** Listing **08/01/24** List Price: **\$1,588,000**

Status: Active County: Calgary Change: None Association: Fort McMurray

Date:



General Information

Prop Type: Residential
Sub Type: Detached
City/Town: Calgary

 Year Built:
 2017
 Abv Sqft:
 2,791

 Lot Information
 Low Sqft:

Lot Sz Ar: **4,499 sqft** Ttl Sqft: **2,791**

Finished Floor Area

DOM

<u>Layout</u>

4 (3 1)

3.5 (3 1)

2 Storey

3

Beds:

Baths:

Style:

<u>Parking</u> Ttl Park:

Garage Sz:

48

Lot Shape:

Access:

Lot Feat: Back Lane, Back Yard, Front Yard, Lawn, Landscaped, Level

Park Feat: Triple Garage Detached

Utilities and Features

Roof: Asphalt Shingle Construction:

Heating: Forced Air Stone, Stucco, Wood Frame

Sewer:

Ext Feat: Private Yard Carpet, Hardwood, Tile

Water Source: Fnd/Bsmt:

Flooring:

Poured Concrete

Kitchen Appl: Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Oven, Oven-Built-In, Refrigerator, Washer, Window Coverings

Int Feat: Built-in Features, Double Vanity, Kitchen Island, Pantry, Soaking Tub, Stone Counters, Walk-In Closet(s), Wet Bar

Room Information

 Room
 Level
 Dimensions
 Room
 Level
 Dimensions

 2pc Bathroom
 Main
 Dining Room
 Main
 17`6" x 14`4"

Kitchen	Main	10`4" x 20`4"	Living Room	Main	19`9" x 17`6"
Mud Room	Main	8`1" x 9`2"	Office	Main	8`10" x 9`10"
5pc Bathroom	Upper	11`9" x 4`11"	5pc Ensuite bath	Upper	10`7" x 16`8"
Bedroom	Upper	11`4" x 12`4"	Bedroom	Upper	11`9" x 10`0"
Family Room	Upper	20`8" x 15`5"	Laundry	Upper	6`10" x 6`5"
Bedroom - Primary	Upper	16`10" x 17`2"	3pc Bathroom	Lower	
Bedroom	Lower	12`1" x 13`5"	Game Room	Lower	18`8" x 20`11"
			Logal/Tay/Einancial		

Legal/Tax/Financial

Title: Zoning: Fee Simple R-C2

Legal Desc: 2617AG

Remarks

Pub Rmks:

Quiet and stunning Treelined Street is the perfect introduction to this 2800 sqft home with triple car garage! This house has everything you could ever dream of! The 10-foot ceilings gives grand loft like modern feel and is perfect for entertaining with top-of-the- line Wolf and Subzero appliance package! The seller spent the time to think of everything he could to maximize the comfort in this home, all run by Elan Smart Home from locking the doors, turning on the lights, speaker system and AC to initiating the \$17,000 generator! There is something for everyone in this inner-city house! Car lovers, Gym, media space, wine tasting, room for an elevator even! entertaining and spa days for days (HUGE hot tub, smart Moen shower with dual heads, deep soaker tub) This dream home is Perfect for entertaining friends and family inside and out or hop on Center Street and head downtown in minutes! half block from nthe new green line LRT!

Inclusions: 2 wall ovens, 2 counter height bar fridges, hot tub, a/c unit, generator

Property Listed By: Real Estate Professionals Inc.

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

























