

120 25 Avenue, Calgary T2M 2A3

MLS®#: **A2151643** Area: **Tuxedo Park** Listing Date: **08/01/24** List Price: **\$1,588,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2017**
Lot Information
 Lot Sz Ar: **4,499 sqft**
 Lot Shape:

DOM

48
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Back Lane,Back Yard,Front Yard,Lawn,Landscaped,Level**
 Park Feat: **Triple Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Private Yard**
 Construction: **Stone,Stucco,Wood Frame**
 Flooring: **Carpet,Hardwood,Tile**
 Water Source:
 Fnd/Bsmt: **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**
 Utilities:

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"

Legal/Tax/Financial

Title: **Fee Simple**
 Zoning: **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









