



THE
A-TEAM

**RE/MAX
FIRST**

2002 25A Street, Calgary T3E 1Y7

MLS®#: **A2153637**

Area: **Richmond**

Listing **07/30/24**

List Price: **\$2,299,900**

Status: **Active**

County: **Calgary**

Date:
Change: **-\$97k, 12-Aug**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2014**

Finished Floor Area

Abv Sqft: **3,126**

Low Sqft:

Ttl Sqft: **3,126**

Lot Information

Lot Sz Ar: **5,123 sqft**

Lot Shape:

DOM

50

Layout

Beds: **5 (4 1)**

Baths: **4.5 (4 1)**

Style: **2 Storey**

Parking

Ttl Park: **6**

Garage Sz: **3**

Access:

Lot Feat:

Back Lane,Back Yard,Backs on to Park/Green Space,City Lot,Corner Lot,Few Trees,Front Yard,Lawn,Garden,Low Maintenance Landscape,Landscaped,Level,Street Lighting,Underground Sprinklers,Yard Lights,Paved,Private,Rectangular Lot,Treed

Park Feat:

Alley Access,Garage Door Opener,Garage Faces Rear,Heated Garage,Insulated,Oversized,Paved,Triple Garage Detached

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Boiler,Combination,Central,In Floor,Fireplace(s),Forced Air,Natural Gas**

Construction: **Glass,Stone,Stucco**

Sewer:
Ext Feat: **Barbecue,Garden,Lighting,Playground,Private Yard,Rain Gutters**

Flooring: **Carpet,Hardwood,Tile**

Kitchen Appl: **See Remarks**

Int Feat: **Bar,Bookcases,Breakfast Bar,Built-in Features,Central Vacuum,Chandelier,Closet Organizers,Double Vanity,French Door,Granite Counters,High Ceilings,Jetted Tub,Kitchen Island,Low Flow Plumbing Fixtures,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Recessed Lighting,Separate Entrance,Skylight(s),Smart Home,Soaking Tub,Steam Room,Storage,Tray Ceiling(s),Vaulted Ceiling(s),Walk-In Closet(s),Wet Bar,Wired for Data,Wired for Sound**

Water Source:
Fnd/Bsmt: **Poured Concrete**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	20`0" x 17`9"	Dining Room	Main	20`0" x 12`2"
Kitchen	Basement	16`2" x 11`9"	Living Room	Main	17`0" x 13`0"
Family Room	Basement	20`6" x 13`7"	Foyer	Main	10`8" x 7`7"
Media Room	Basement	20`6" x 13`0"	Den	Main	13`9" x 11`0"
Exercise Room	Basement	16`0" x 9`9"	Laundry	Upper	8`10" x 4`0"

Mud Room	Main	12`10" x 9`1"	Laundry	Basement	9`0" x 8`2"
Wine Cellar	Basement	11`0" x 10`0"	Bedroom - Primary	Upper	16`10" x 14`2"
Bedroom	Upper	12`0" x 10`6"	Bedroom	Upper	12`0" x 10`8"
Bedroom	Upper	11`10" x 11`0"	Bedroom	Basement	13`2" x 9`7"
2pc Bathroom	Main	5`8" x 5`5"	4pc Bathroom	Upper	12`6" x 5`0"
6pc Ensuite bath	Upper	14`10" x 13`3"	3pc Bathroom	Basement	8`3" x 5`0"
4pc Ensuite bath	Basement	8`5" x 5`0"			

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **56610**

Zoning: **R-CG**

Remarks

Pub Rmks: **Show-stopping contemporary inner city living perched on a large corner lot on one of the best avenues in the neighbourhood! Beautiful upgraded landscaping directs you to a stately corner lot with private backyard & aggregate walkways. The quality details you'll notice right from the curb as you enter past the solid core door & into an inviting space dramatized with 20ft+ ceilings & floor to ceiling windows. High ceilings & wide-plank hardwood floors greet you as you are welcomed into a front foyer with access to a front office space detailed by custom built-ins & open to the main floor living space. A stunning front living room showcased by soaring ceilings & windows can bring comfort as you cozy up in-front the timeless 24ft stone faced gas fireplace. A chefs kitchen boasts high end appliances with gas cooktop, a panelled refrigerator, upgraded millwork & large walk-in pantry ideal for a customized coffee station & sorting your kitchen staples. The extra large island is essential for meal prep & hosting those large family gatherings. Adjacent to the kitchen & setting the feel of the home is a sophisticated dining room highlighted by custom built-ins, imported crystal chandelier & floor-to-ceiling doors that open to an outdoor oasis. Completing the main floor is a state of the art mudroom with endless lockers & powder room. Make your way up the open openriser staircase that overlooks the floor below, and where high end carpeting guides you to 3 spacious bedrooms including the primary, 4pc bathroom & laundry room. The primary suite is truly luxurious boasting vaulted ceilings, walk-in closet with custom built-ins & two way gas fireplace that transitions the space into a lavish spa retreat. The lovely ensuite features a steam shower, free-standing soaker tub, in-floor heating & dual teak cabinetry. You will be blown away by the fully developed lower level & legal suite that separates itself completely from the rest of the home. The basement features a sunken entertainment/theatre room, games area, a fully equipped wet bar, home gym with rubber floor, & customized wine cellar large enough to host a wine tasting with friends. The legal suite offers dual access both exterior and interior, & boasts a stunning white kitchen, open living space, full bath & ample size bedroom. This unit is ideal for a live in nanny, grandparents, work space, Air BnB, & more! Your private backyard encompasses a relaxing environment featuring a full length tired durdek, mature trees & landscape & leads to an oversized triple car garage with in-floor heating & mini garage for side access. Many additional details include custom built-ins, A/C, irrigation, remote blinds, in-floor heating, triple pane windows, full security, sky lights, & designer lighting. This premier location is quiet from all the traffic in Altadore, yet close proximity to some of the greatest restaurants, cafes, shopping, transit and amenities. Unsurpassed quality, opulent features & superb location make this one special.**

Inclusions: **3 REFRIGERATORS, GAS COOKTOP, BUILT-IN OVENS, 3 DISHWASHERS, WASHER(S), DRYER(S), RANGE GOOD, ALL ATTACHED WINDOW COVERINGS, ALL ATTACHED LIGHT FIXTURES**

Property Listed By: **RE/MAX House of Real Estate**

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