



THE
A-TEAM

**RE/MAX
FIRST**

448 25 Avenue, Calgary T2E 1Y3

MLS®#: **A2182095**

Area: **Winston Heights/Mountview**

Listing Date: **12/06/24**

List Price: **\$1,950,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2025**

Finished Floor Area

Abv Sqft: **3,208**

Low Sqft:

Ttl Sqft: **3,208**

Lot Information

Lot Sz Ar: **9,655 sqft**

Lot Shape:

DOM

15

Layout

Beds: **5 (3 2)**

Baths: **5.5 (5 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Landscaped,Street Lighting,Rectangular Lot**
Park Feat: **Double Garage Attached,Driveway,Front Drive**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **None**

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

Kitchen Appl: **Built-In Oven,Dishwasher,Garage Control(s),Gas Cooktop,Microwave,Range Hood,Refrigerator**
Int Feat: **Built-in Features,Chandelier,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Separate Entrance,Soaking Tub,Vaulted Ceiling(s)**

Utilities:

Room Information

| <u>Room</u> | <u>Level</u> | <u>Dimensions</u> |
|--------------------------|--------------|------------------------|
| Living Room | Main | 17`0" x 15`8" |
| Pantry | Main | 7`2" x 6`1" |
| Den | Main | 9`10" x 8`2" |
| Bedroom - Primary | Upper | 15`10" x 15`10" |
| Bedroom | Upper | 12`1" x 10`11" |
| Bonus Room | Upper | 18`8" x 15`7" |

| <u>Room</u> | <u>Level</u> | <u>Dimensions</u> |
|-----------------------|--------------|------------------------|
| Kitchen | Main | 15`6" x 12`11" |
| Dining Room | Main | 14`3" x 11`2" |
| 2pc Bathroom | Main | 5`8" x 4`9" |
| Walk-In Closet | Upper | 11`11" x 10`11" |
| Bedroom | Upper | 14`0" x 11`11" |
| Laundry | Upper | 9`7" x 6`0" |

4pc Ensuite bath Upper 10`10" x 4`11"
5pc Ensuite bath Upper 16`10" x 10`6"
Bedroom Basement 13`9" x 12`3"
Kitchen Basement 13`0" x 11`7"
Furnace/Utility Room Basement 22`7" x 11`4"
3pc Ensuite bath Basement 10`4" x 5`1"

4pc Ensuite bath Upper 10`10" x 4`11"
Bedroom Basement 11`11" x 10`4"
Game Room Basement 14`6" x 12`9"
Laundry Basement 5`11" x 3`10"
4pc Bathroom Basement 11`0" x 4`10"

Legal/Tax/Financial

Title: Zoning:
Fee Simple R-C2
 Legal Desc: **3430JK**

Remarks

Pub Rmks: **Welcome to this EXQUISITELY DESIGNED CUSTOM-BUILT LUXURY HOME in Calgary's vibrant inner city! This property exudes elegance from the moment you approach, w/ its STRIKING BRICK EXTERIOR featuring Hardie board & Cedar accents. The FULLY FINISHED DOUBLE-ATTACHED GARAGE offers EPOXY FLOORING, HOT & COLD WATER TAPS, & an ELECTRIC VEHICLE ROUGH-IN, showcasing meticulous attention to detail. Step inside to discover 10-FT CEILINGS & stunning ENGINEERED WHITE OAK HARDWOOD flooring that flows throughout. The open-concept design is drenched in natural light, creating a warm & inviting ambiance during the day, w/ INSET LIGHTING IN THE CEILING for a lavish atmosphere at night. The kitchen is a chef's dream, boasting a LONG ISLAND DRIPPING W/ MARBLE FULL SLAB QUARTZ & oak slats, premium flat panel cabinetry, & a THERMADOR APPLIANCE PACKAGE. A versatile WALKTHROUGH PANTRY offers direct garage access, a sink, & additional storage. The dining area is a true showpiece, featuring a CUSTOM WINE DISPLAY & RIBBED GLASS SHELIVING to elevate your entertaining space. Anchoring the living room is a GAS FIREPLACE framed by a PORCELAIN SLAB SURROUND & BENCH, enhanced by a stunning SLATTED WOOD FEATURE WALL, while the bright den/office w/ a FULL-HEIGHT GLASS FEATURE overlooks the central open riser staircase. The mudroom & front entry exudes opulence, w/ CUSTOM WOOD SLAT FEATURE WALLS & PORCELAIN BENCHES. A powder room w/ luxury wallpaper & a BLACK GRANITE VESSEL SINK complete the main level. Upstairs, the luxury continues w/ a VAULTED BONUS ROOM featuring a BUILT-IN MEDIA CENTER & LED LIGHTING, perfect for family gatherings. Two additional bedrooms, each w/ a DESIGNER ENSUITE, provide privacy & comfort. The PRIMARY RETREAT is a showstopper, boasting a VAULTED CEILING, SLATTED OAK FEATURE WALL W/ LED LIGHTING, & an ELECTRIC FIREPLACE W/ FULL-TILE SURROUND. The EXTRAVAGANT WALK-IN CLOSET, illuminated by a SKYLIGHT, is FULLY CUSTOM w/ OAK MILLWORK, glass display cabinets, & an island w/ drawers & a glass top. The spa-like ensuite features a FULL WALL OF QUARTZ, a freestanding tub, dual vanities, heated tile flooring, & a STEAM SHOWER w/ a rain head & body jets. Well thought out & nicely tucked away is your private entrance to the LEGAL 2-BED, 2-BATH SUITE (subject to approvals by the city). This suite boasts 9-ft ceilings, luxury vinyl plank flooring, & acoustic sound insulation. The modern kitchen is outfitted w/ flat-panel cabinetry & quartz counters, while the living room features a BUILT-IN MEDIA CENTER W/ LED LIGHTING. Both bedrooms include built-in closets, & the suite is completed w/ a 3-pc ensuite, a 4-pc main bath, & a dedicated laundry room. Located in the sought-after community of WINSTON HEIGHTS/MOUNTVIEW, this home places you steps away from Edmonton Trail, Unimarket, Lina's Italian Market, & Safeway. Moments from Bridgeland's trendy shops & restaurants, w/ schools, parks, & the Renfrew Aquatic Centre nearby, this home delivers luxury, modern conveniences, & an unbeatable location!**
 Inclusions: N/A
 Property Listed By: RE/MAX House of Real Estate

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











