



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**448 25 Avenue, Calgary T2E 1Y3**

MLS®#: **A2191379**

Area: **Winston  
Heights/Mountview**

Listing **01/31/25**  
Date:

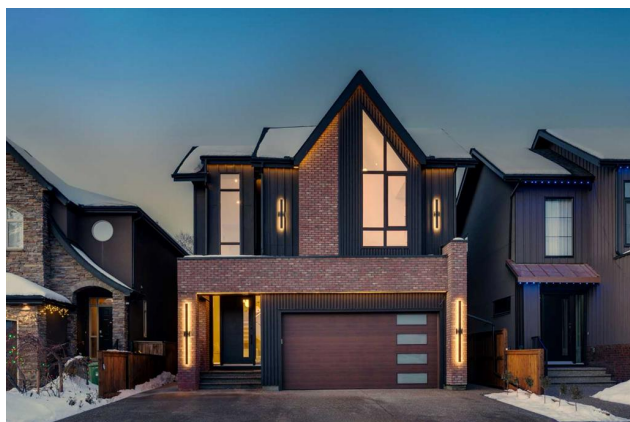
List Price: **\$1,842,500**

Status: **Pending**

County: **Calgary**

Change: **-\$57k, 01-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2024**

Finished Floor Area  
Abv Sqft: **3,208**  
Low Sqft:  
Ttl Sqft: **3,208**

DOM

**72**  
Layout  
Beds: **5 (3 2 )**  
Baths: **5.5 (5 1)**  
Style: **2 Storey**

Lot Information

Lot Sz Ar: **4,827 sqft**  
Lot Shape:

Parking

Ttl Park: **4**  
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Landscaped,Rectangular Lot,Street Lighting**  
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>
<b>Living Room</b>	<b>Main</b>	<b>55`9" x 51`5"</b>
<b>Pantry</b>	<b>Main</b>	<b>23`6" x 19`11"</b>
<b>Den</b>	<b>Main</b>	<b>32`3" x 26`10"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>51`11" x 51`11"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>39`8" x 35`10"</b>
<b>Bonus Room</b>	<b>Upper</b>	<b>61`3" x 51`1"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Kitchen</b>	<b>Main</b>	<b>50`10" x 42`5"</b>
<b>Dining Room</b>	<b>Main</b>	<b>46`9" x 36`8"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>18`7" x 15`7"</b>
<b>Walk-In Closet</b>	<b>Upper</b>	<b>39`1" x 35`10"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>45`11" x 39`1"</b>
<b>Laundry</b>	<b>Upper</b>	<b>31`5" x 19`8"</b>



