

448 25 Avenue, Calgary T2E 1Y3

Sewer:

Utilities:

MLS®#: A2191379 Area: Winston Listing 01/31/25 List Price: **\$1,842,500**

Heights/Mountview

Status: **Pending** Calgary Change: County: -\$57k, 01-Apr Association: Fort McMurray

Date:

General Information

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

Year Built: 2024 Lot Information

Lot Sz Ar: 4,827 sqft Lot Shape:

Access:

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

DOM

72 Layout

Beds: 5 (3 2) Baths: 5.5 (5 1) 2 Storey

Style:

Parking

Ttl Park: 4 2 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle** Construction:

Heating: Forced Air **Brick, Composite Siding, Stucco, Wood Frame**

Flooring:

Ext Feat: None Hardwood, Tile, Vinyl Plank

> Water Source: Fnd/Bsmt:

Poured Concrete

Finished Floor Area

3,208

3.208

Abv Saft:

Low Sqft:

Ttl Saft:

Kitchen Appl: Built-In Oven, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator

Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Int Feat:

Counters, Separate Entrance, Soaking Tub, Vaulted Ceiling(s)

Room Information

Room Level Level Dimensions Dimensions Room **Living Room** Main 55`9" x 51`5" Kitchen Main 50`10" x 42`5" **Pantry** Main 23`6" x 19`11" **Dining Room** Main 46`9" x 36`8" 32`3" x 26`10" 2pc Bathroom 18`7" x 15`7" Den Main Main **Bedroom - Primary** 51`11" x 51`11" Walk-In Closet 39`1" x 35`10" Upper Upper **Bedroom** Upper 39`8" x 35`10" **Bedroom** Upper 45`11" x 39`1" **Bonus Room** Upper 61`3" x 51`1" Laundry Upper 31`5" x 19`8"

4pc Ensuite bath	Upper	35`6" x 16`2"	4pc Ensuite bath	Upper	35`6" x 16`2"
5pc Ensuite bath	Upper	55`3" x 34`5"	Bedroom	Basement	39`1" x 33`11"
Bedroom	Basement	45`1" x 40`2"	Game Room	Basement	47`7" x 41`10"
Kitchen	Basement	42`8" x 38`0"	Laundry	Basement	19`5" x 12`7"
Furnace/Utility Room	Basement	74`1" x 37`2"	4pc Bathroom	Basement	36`1" x 15`10"
3pc Ensuite bath	Basement	33`11" x 16`8"			

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 & modern 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 CABINETRY 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 this home places you steps away from The Winston Golf Club, Edmonton Trail, Lina's Italian Market, & Co-Op. 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:

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













