



## 2304 25 Avenue Calgary Alberta

\$1,345,000

Gorgeous, new high-end home in the popular NW inner-city community of Banff Trail. Situated on a 29.5' x 120' lot this stunning home is highlighted by a superb floor plan with quality craftsmanship throughout. Purpose built legal nanny suite with separate entrance is finished to the same level as the rest of the home and offers you many flexible uses. Over height ceilings throughout. Large windows fill this home full of natural light. Rich, wire brushed Oak hardwood floors. The central gourmet kitchen is highlighted by integrated stainless steel appliances that include a 36' gas cooktop, wall oven, and counter depth panelled fridge. Ample amounts of full-height shaker style cabinetry, tile backsplash, quartz countertops, plus a large central island round out the kitchen. The adjacent dining area is ideal for everyday and formal dining. Family room boasts a tile clad gas fireplace and large sliding patio doors out to the sunny back composite deck. The modern open plan is perfect for entertaining. Custom built-in full wall front closet and side mudroom with more built-in storage solutions. Generous primary suite features a spacious walk-in closet with an abundance of built ins. Elegant & relaxing ensuite boasts a full-length vanity, matching quartz countertops, dual sinks, heated tile floor, massive soaker tub plus a separate, oversized steam/rain shower with bench seat and 10 mil glass wall enclosure. 2 more good sized bedrooms each with custom built in closet organizers and ensuite baths. Large laundry room with built-in cabinetry, laundry sink, and quartz countertop/folding table. Hydronic in-floor heating in the self contained lower legal suite with vinyl plank flooring throughout. Suite can be easily used as an extension of the home, nanny's quarters, extended family, or mortgage helper. Huge eat in kitchen, full bath, rec room, dedicated laundry room and a larg...

Laundry room 6.67 Ft x 5.50 Ft

Other 18.50 Ft x 13.00 Ft

Family room 18.50 Ft x 6.00 Ft

Bedroom 13.00 Ft x 11.00 Ft

5pc Bathroom 11.33 Ft x 5.50 Ft

Kitchen 19.00 Ft x 13.50 Ft

2pc Bathroom 5.83 Ft x 5.33 Ft

Laundry room 10.00 Ft x 6.00 Ft

Primary Bedroom 15.00 Ft x 13.50 Ft

Bedroom 10.67 Ft x 10.00 Ft

Bedroom 10.83 Ft x 9.67 Ft

5pc Bathroom 12.17 Ft x 10.00 Ft

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Listing Presented By:



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See

**Mirror**

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Dining room 20.00 Ft x 16.50 Ft

Living room 16.17 Ft x 13.67 Ft

4pc Bathroom 8.00 Ft x 5.00 Ft

3pc Bathroom 10.00 Ft x 5.00 Ft