



2611 25 Street Calgary Alberta

\$1,628,000

****OPEN HOUSE Feb 22 & 23 1:00 pm to 3:00 pm**** | Main Dwelling - 5 Beds, 4.5 Bathrooms | LEGAL Carriage Suite - 1 Bed, 1 Bath | Imagine the laughter echoing through this stunning Richmond residence as your family settles in. This exquisite home boasts over 3400 sqft of developed living space, offering an unparalleled lifestyle. Entertain guests in the well-designed living room featuring a cozy gas fireplace. The heart of the home is undoubtedly the chef's dream kitchen, complete with Silestone Helix polished countertops and full Jennair appliance package (valued over \$32,000), where culinary masterpieces are easily created. Meanwhile, family/friends or children will delight in having 5 spacious bedrooms, including a second primary bedroom on the second floor with a 4-piece ensuite, perfect for sleepovers or quiet study time. Two additional bedrooms on this floor can easily double as home offices, providing flexibility for everyone. Ascend to the third floor, where the ultimate retreat awaits: a primary bedroom suite with a spa-like ensuite and a private patio offering breathtaking downtown skyline views. High-end finishes throughout, including hardwood floors, quartz countertops, and vaulted ceilings, add a touch of elegance. Enjoy summer evenings on the private yard with a composite deck, while the vibrant Richmond community offers parks, schools, and easy access to downtown. This home also features a 1-bedroom carriage house above the double garage. This versatile space can be used as a long-term or short-term rental, providing a valuable income stream. Alternatively, it's perfect for accommodating guests or family members who are visiting. Practical features include 200 amps of electrical service and 220v rough-in for the garage, providing flexibility for future needs. Air conditioning is included to ensure year-round comfort. This is more than just a house; it's a pl...

4pc Bathroom 9.25 Ft x 7.33 Ft

4pc Bathroom 11.00 Ft x 7.33 Ft

Primary Bedroom 15.17 Ft x 16.00 Ft

Bedroom 10.92 Ft x 9.92 Ft

Bedroom 10.92 Ft x 9.83 Ft

5pc Bathroom 13.33 Ft x 16.08 Ft

Bedroom 12.83 Ft x 14.58 Ft

Recreational, Games room 14.58 Ft x 16.17 Ft

2pc Bathroom 4.83 Ft x 5.42 Ft

Dining room 14.00 Ft x 10.00 Ft

Foyer 13.75 Ft x 6.00 Ft

Kitchen 14.33 Ft x 11.67 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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See

Mirror

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Primary Bedroom 16.33 Ft x 16.08 Ft

Other 15.50 Ft x 7.42 Ft

4pc Bathroom 8.17 Ft x 5.00 Ft

Other 8.25 Ft x 5.67 Ft

Bedroom 10.67 Ft x 9.50 Ft

4pc Bathroom 9.00 Ft x 5.75 Ft