



3035 25 Street Calgary Alberta

\$1,749,000

Welcome to your dream home in desirable inner city Richmond/Killarney in Calgary! This luxurious custom-built family home is designed to cater to all your needs with a blend of elegance and practicality - boasting 6 bedrooms, triple car garage and 4,249 total sq. ft. As you step into this stunning property, you'll be greeted by solid construction and high ceilings, creating a sense of space and grandeur. Highlights include a gorgeous central hall layout, main floor office/den, and a formal dining room. The family functional kitchen, nook, and great room overlook the private west-facing backyard, providing a perfect setting for both everyday living and entertaining. The upper floor features four generously sized bedrooms, including three side-by-side kids' rooms, ensuring your family has ample space to grow. The primary suite is a true sanctuary featuring spa like ensuite with heated floors and thoughtfully separated from the kids' rooms with advanced soundproofing for added privacy. The upper-floor laundry room provides convenience with ample storage space, making household chores a breeze. The lower floor is an entertainment paradise, with a spacious recreation and games room complete with a wet bar and a glass-enclosed, temperature-controlled wine room. Two additional bedrooms on this level offer flexibility for guests or home gym. This home is ideally located for a convenient lifestyle, within walking distance to Marda Loop shops & restaurants, an 8-minute commute to downtown Calgary and quick access to Bow Trail. Outdoor enthusiasts will love the easy access to river bike paths. Step outside to enjoy the serene outdoor spaces, including a front covered porch and an expansive, elevated backyard deck. The backyard is a true oasis, featuring a magnificent 5-story tall original Willow tree. The oversized 3-car detached garage with a built-in electric heater provides...

Primary Bedroom 14.67 Ft x 19.25 Ft

Bedroom 12.58 Ft x 12.17 Ft

Bedroom 15.00 Ft x 12.00 Ft

Bedroom 15.00 Ft x 12.17 Ft

Laundry room 8.58 Ft x 10.75 Ft

5pc Bathroom 5.08 Ft x 11.92 Ft

Bedroom 12.58 Ft x 13.33 Ft

3pc Bathroom 8.58 Ft x 8.00 Ft

Living room 17.00 Ft x 13.50 Ft

Dining room 13.00 Ft x 15.00 Ft

Den 12.92 Ft x 10.50 Ft

Kitchen 21.42 Ft x 9.17 Ft

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Listing Presented By:



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See

Mirror

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5pc Bathroom 14.08 Ft x 13.00 Ft

Recreational, Games room 22.25 Ft x 35.92 Ft

Wine Cellar 7.50 Ft x 7.83 Ft

Bedroom 9.58 Ft x 13.92 Ft

Foyer 13.42 Ft x 11.17 Ft

Breakfast 22.58 Ft x 11.58 Ft

Other 14.83 Ft x 6.08 Ft