



## 2010 25 Street Calgary Alberta

\$1,449,000

EXCLUSIVE PRE-SALE OPPORTUNITY -- LUXURY HOME -- WITH TIME TO SELECT YOUR OWN FINISHES.

Introducing a bold and timeless masterpiece by Moon Homes -- a high-end pre-sale opportunity in the coveted inner-city community of Richmond. Located on sought-after 25th Street SW, mere steps from the dynamic lifestyle and amenities of Killarney. This architectural gem blends dramatic curb appeal with functional elegance, offering over 2,850+ sq ft of total living space, soaring ceilings on all levels -- including rare 9-ft ceilings in the fully developed basement -- and the unmatched opportunity to choose your own designer finishes. Step inside to a grand foyer anchored by a custom wall niche -- perfect for art or statement decor -- and enclosed space at the front of the home for a home office or den. Beside a well-placed powder room offers guests both convenience and privacy, finished with curated fixtures and timeless design. The main level stuns with 10-ft ceilings, oversized windows, and rich textures throughout. The formal dining area is enhanced by wall panelling, flowing seamlessly into a jaw-dropping kitchen designed to impress: a 12-ft waterfall quartz island, built-in professional appliances, integrated toe-kick lighting, under-cabinet illumination, and premium millwork that speaks to the highest level of craftsmanship. The open-concept living space features a multi-tiered gas fireplace framed with detailed paneling and integrated lighting, while the rear mudroom delivers function with style, offering a clever half-wall layout and built-in storage. Every square inch is thoughtfully designed and drenched in natural light, with custom designer fixtures elevating the space at every turn. Upstairs, 9-ft ceilings and an extended hallway lead into a show-stopping primary retreat with three stunning architectural windows that wash the room in natural light. The ensuite rivals ...

Recreational, Games room 22.17 Ft x 14.50 Ft

Other 2.17 Ft x 7.75 Ft

Exercise room 9.92 Ft x 7.75 Ft

Storage 5.50 Ft x 7.75 Ft

4pc Bathroom 8.50 Ft x 5.00 Ft

Storage 5.50 Ft x 3.25 Ft

Bedroom 14.50 Ft x 10.00 Ft

Other 15.67 Ft x 6.00 Ft

Den 9.00 Ft x 9.58 Ft

Other 20.25 Ft x 11.50 Ft

Other 4.42 Ft x 4.42 Ft

Other 6.00 Ft x 5.08 Ft

Dining room 10.58 Ft x 9.00 Ft

Living room 12.25 Ft x 16.33 Ft

Primary Bedroom 13.00 Ft x 16.00 Ft

Other 8.67 Ft x 5.83 Ft

5pc Bathroom 12.17 Ft x 9.25 Ft

Laundry room 7.83 Ft x 8.25 Ft

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Listing Presented By:



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# RE/MAX®

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