



1943 25 Avenue Calgary Alberta

\$1,850,000

Welcome home to this perfectly located SW inner city showpiece! The custom front door opens up to 4000 sq.ft of opulent development on a massive private professionally landscaped lot. This home encapsulates every detail with 5 bedrooms, 4.5 baths, 4 fireplaces, 9' ceilings on the main floor and walnut hardwood floors throughout, vaulted ceilings and a triple car garage. Main floor offers a front office/reading room accented with coffered ceilings and custom doors to add privacy. The formal dining room has custom built-ins, fireplace, access to a walk thru Butler pantry boasting upright freezer, second dishwasher, wine fridge, and sink to keep clutter away when cooking. The chef's kitchen is outfitted with expansive granite counter tops, cherrywood cabinets, top of the line subzero fridge and a Wolfe gas stove. The kitchen is thoughtfully designed to include a breakfast bar and a nook with custom banquette that includes storage and recycle drawers tucked below. South facing windows allow boundless natural light. Living room fireplace is adorned with custom millwork, plenty of windows and pot lights to create ambiance while entertaining. A handy side door entry or mudroom provides more closet storage for keeping clutter discrete and the charming 2 pc bathroom finishes the main floor beautifully. Love sunlight? 3 skylights keep the second floor bright and airy! The oversized primary bedroom is accented with cathedral ceilings, sitting area, 3-way fireplace, spa ensuite including a soaker tub, massive steam shower and a spacious walk-in closet. The 2nd and 3rd bedrooms are wonderfully designed both with vaulted ceilings, ensuites bathrooms and spacious closets. The laundry room is conveniently located on the second floor. Lower level is just as special as the rest of the home which includes 2 bedroom, 4 piece bathroom with steam shower, theatre area, fireplace and games/p...

3pc Bathroom 7.92 Ft x 10.08 Ft
Other 10.92 Ft x 7.50 Ft
Bedroom 9.33 Ft x 13.83 Ft
Bedroom 12.83 Ft x 11.83 Ft
Recreational, Games room 27.08 Ft x 18.33 Ft
Storage 7.33 Ft x 4.83 Ft

Living room 17.67 Ft x 17.92 Ft
Other 10.33 Ft x 7.92 Ft
Office 10.33 Ft x 10.33 Ft
Pantry 6.67 Ft x 9.92 Ft
4pc Bathroom 6.83 Ft x 10.00 Ft
4pc Bathroom 7.75 Ft x 4.92 Ft

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Listing Presented By:



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2pc Bathroom	5.08 Ft x 5.58 Ft	5pc Bathroom	12.67 Ft x 17.33 Ft
Breakfast	12.50 Ft x 7.00 Ft	Bedroom	10.42 Ft x 14.50 Ft
Dining room	12.00 Ft x 13.33 Ft	Bedroom	11.33 Ft x 12.42 Ft
Kitchen	5.42 Ft x 7.58 Ft		