



## 2001 25 Avenue Calgary Alberta

\$1,289,900

Looking for an upscale unique infill that stands out? This LUXURY infill built by AJK Design & Development is located on a beautiful street in Richmond. This home sits on a unique oversized, EXTRA deep lot steps away from a park with a Sunny South backyard. This oversized home includes a fully developed basement, flat ceilings throughout, 10' ceiling on main, Herringbone white oak engineered hardwood, 8ft solid core doors above grade, open concept floor plan. Stunning white oak eastern staircase with black metal spindles. Bright entertaining kitchen with a walk-through designer's butler pantry with ample of floor to ceiling cabinets, counter space and hidden door, stainless steel appliances, integrated hood fan, sleek designer black accents and a large entertaining island. Living room features a gas fireplace, designer-built mantel wrapped in tile, built in's & patio doors to a walk out oversized full width deck. The Master boasts an oversized unique vaulted ceiling, barn door, spa like en-suite, curb less walk-in shower and a large walk-in closet with custom built wardrobe. Extras include a large gym/office space, drywall return European windows, detailed exterior, cedar accents, hardie board, brick, exquisite lighting fixtures, in ceiling speakers above grade, custom closets, interior paneling, herringbone hardwood on main. Fully detailed and designed landscaping/fencing with an extra deep south backyard and an oversized extra deep garage. This home is roughed-in for A/C, vacu-flo, basement in-floor heat, alarm and is smart home ready! Not your average-built infill. Close to schools, amenities, 17th Ave and Downtown. (id:6769)

Family room 21.08 Ft x 14.33 Ft  
Exercise room 11.33 Ft x 8.75 Ft  
Bedroom 12.00 Ft x 11.58 Ft  
3pc Bathroom 9.83 Ft x 5.58 Ft  
Kitchen 18.37 Ft x 14.67 Ft  
Dining room 12.17 Ft x 12.00 Ft  
Pantry 7.25 Ft x 5.50 Ft  
Living room 15.25 Ft x 13.25 Ft

Other 9.25 Ft x 5.00 Ft  
2pc Bathroom 5.08 Ft x 5.00 Ft  
Laundry room 7.75 Ft x 6.00 Ft  
Primary Bedroom 13.92 Ft x 12.17 Ft  
Bedroom 11.00 Ft x 10.92 Ft  
Bedroom 12.50 Ft x 9.25 Ft  
5pc Bathroom 11.00 Ft x 7.75 Ft  
6pc Bathroom 19.83 Ft x 8.08 Ft

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

Listing Presented By:



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