



## 2002 25A Street Calgary Alberta

\$2,299,900

Show-stopping contemporary inner city living perched on a large corner lot on one of the best avenues in the neighbourhood! Beautiful upgraded landscaping directs you to a stately corner lot with private backyard & aggregate walkways. The quality details you'll notice right from the curb as you enter past the solid core door & into an inviting space dramatized with 20ft+ ceilings & floor to ceiling windows. High ceilings & wide-plank hardwood floors greet you as you are welcomed into a front foyer with access to a front office space detailed by custom built-ins & open to the main floor living space. A stunning front living room showcased by soaring ceilings & windows can bring comfort as you cozy up in-front the timeless 24ft stone faced gas fireplace. A chefs kitchen boasts high end appliances with gas cooktop, a panelled refrigerator, upgraded millwork & large walk-in pantry ideal for a customized coffee station & sorting your kitchen staples. The extra large island is essential for meal prep & hosting those large family gatherings. Adjacent to the kitchen & setting the feel of the home is a sophisticated dining room highlighted by custom built-ins, imported crystal chandelier & floor-to-ceiling doors that open to an outdoor oasis. Completing the main floor is a state of the art mudroom with endless lockers & powder room. Make your way up the open openriser staircase that overlooks the floor below, and where high end carpeting guides you to 3 spacious bedrooms including the primary, 4pc bathroom & laundry room. The primary suite is truly luxurious boasting vaulted ceilings, walk-in closet with custom built-ins & two way gas fireplace that transitions the space into a lavish spa retreat. The lovely ensuite features a steam shower, free-standing soaker tub, in-floor heating & dual teak cabinetry. You will be blown away by the fully developed lower level & legal sui...

Kitchen 16.17 Ft x 11.75 Ft  
Family room 20.50 Ft x 13.58 Ft  
Media 20.50 Ft x 13.00 Ft  
Exercise room 16.00 Ft x 9.75 Ft  
Laundry room 9.00 Ft x 8.17 Ft  
Wine Cellar 11.00 Ft x 10.00 Ft

Dining room 20.00 Ft x 12.17 Ft  
Living room 17.00 Ft x 13.00 Ft  
Foyer 10.67 Ft x 7.58 Ft  
Den 13.75 Ft x 11.00 Ft  
Other 12.83 Ft x 9.08 Ft  
2pc Bathroom 5.67 Ft x 5.42 Ft

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

Listing Presented By:



Originally Listed by:  
RE/MAX House of Real Estate

<http://www.joelsemmens.com/>



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca

Bedroom 13.17 Ft x 9.58 Ft  
3pc Bathroom 8.25 Ft x 5.00 Ft  
4pc Bathroom 8.42 Ft x 5.00 Ft  
Kitchen 20.00 Ft x 17.75 Ft

Laundry room 8.83 Ft x 4.00 Ft  
Primary Bedroom 16.83 Ft x 14.17 Ft  
Bedroom 12.00 Ft x 10.50 Ft