



2010 25 Avenue Calgary Alberta

\$1,299,000

This executive two-storey WITH LOFT offers 3,959 ft² of luxury living on the LARGEST duplex-lot in the neighbourhood! Set on a sun-filled corner, the property spans 180 ft deep with a WEST-FACING backyard and over 750 ft² of deck space. Step inside and your eyes are immediately drawn to the patio doors, where CASCADING LIGHT fills the living room. Built-in bookcases flank a tiled gas fireplace, creating the perfect focal point for gatherings. The kitchen is both stunning and functional, anchored by a 14-FT QUARTZ ISLAND, high-end appliances, and custom cabinetry. Wide-plank hardwood, 10-FT CEILINGS, and a dramatic open-riser monorail staircase complete the main floor, while a front office with soaring 14-ft ceilings adds flexibility for work or study. Upstairs, the primary retreat boasts an amazing walk-through closet with custom organizers and a spa-inspired 5-pc ensuite featuring heated floors, a freestanding tub, and a glass shower. Two additional bedrooms with walk-in closets, a full bathroom, and a laundry room finish this level. A few steps higher, the loft offers a versatile space with its own balcony, perfect for fresh air and relaxation. The fully developed basement expands your living space with a rec room, wet bar, wine cellar, guest bedroom, full bathroom, and a flex room. Outdoors, enjoy the massive deck which was designed for entertaining in the landscaped yard. The double garage is accented by a wide paved alley, making access clean, smooth and convenient. Extras such as central air provide comfort in the hot summer months, while in floor heat in the basement creates a cozy living space in the winter. Set just steps from a PLAYGROUND, and on the corner of RICHMOND'S MOST COVETED STREETS, the location can't be beat. Close to SCHOOLS, and an off-leash dog park, this property blends LUXURY, LIFESTYLE, and LOCATION in one of the community's most sought-a...

Furnace 9.50 Ft x 15.58 Ft

Other 8.08 Ft x 9.67 Ft

Storage 8.00 Ft x 5.33 Ft

Family room 31.83 Ft x 11.92 Ft

Other 6.75 Ft x 14.08 Ft

4pc Bathroom 5.50 Ft x 9.08 Ft

Other 11.92 Ft x 18.75 Ft

Dining room 13.33 Ft x 13.42 Ft

Living room 18.25 Ft x 16.00 Ft

Other 12.00 Ft x 6.42 Ft

Other 6.92 Ft x 8.33 Ft

4pc Bathroom 6.58 Ft x 7.50 Ft

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Listing Presented By:



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Bedroom 12.17 Ft x 11.58 Ft

Office 12.42 Ft x 11.58 Ft

2pc Bathroom 6.67 Ft x 4.92 Ft

Other 7.00 Ft x 8.33 Ft

Bedroom 10.33 Ft x 9.92 Ft

Laundry room 4.50 Ft x 6.42 Ft

Bedroom 10.42 Ft x 9.92 Ft