



2831 25A Street Calgary Alberta

\$1,195,000

Tucked along a tree-lined street in KILLARNEY, this NEWLY BUILT luxury infill is a masterclass in thoughtful design and upscale comfort. From the moment you step through the front door, you'll feel the difference. SOARING 10' CEILINGS, wide-plank white oak engineered hardwood, custom millwork, upscale designer lighting, and natural light pouring through oversized windows create a bright, inviting atmosphere that feels as elegant as it is livable! The front dining room, framed by large windows and detailed French panelling, is perfect for morning coffee or entertaining. At the heart of the home, the chef-inspired kitchen blends function with refined style. Top-tier FISHER & PAYKEL APPLIANCES, including a gas range and double-drawer dishwasher, pair with sleek quartz counters, a large island, and custom-built hood fans and cabinets that elevate the space. The living room anchors the rear of the home, with more French panelling and a contemporary fireplace that adds warmth with a designer mantle and large profile tile, while arched built-ins with wall-mounted lighting frame the fireplace beautifully. Sliding glass doors open to a WEST-FACING CONCRETE PATIO with a BBQ gas line, ideal for summer nights in the sun. Around the corner, a spacious mudroom with built-in bench and cabinetry keeps things organized, and a stylish powder room adds a dose of designer flair. Upstairs, a black iron and white oak staircase leads to three bedrooms, a full laundry room, and two luxe bathrooms. The primary suite is a true retreat, featuring VAULTED CEILINGS, a MASSIVE WALK-IN CLOSET with custom shelving, and a spa-like ensuite with HEATED FLOORS, dual sinks, a free-standing soaker tub, and a fully tiled oversized shower with frameless glass. Both additional bedrooms are bright and spacious with built-in closets and share access to a stunning 5-PIECE BATH with dual sinks and a tiled tub...

Primary Bedroom 13.50 Ft x 15.58 Ft

Bedroom 9.75 Ft x 11.50 Ft

Bedroom 9.92 Ft x 11.50 Ft

Laundry room 6.00 Ft x 8.25 Ft

5pc Bathroom 9.25 Ft x 12.33 Ft

5pc Bathroom 9.25 Ft x 8.17 Ft

Family room 15.08 Ft x 14.67 Ft

Laundry room 4.67 Ft x 9.08 Ft

4pc Bathroom 4.92 Ft x 8.25 Ft

Furnace 5.00 Ft x 3.50 Ft

Furnace 6.75 Ft x 6.58 Ft

Other 5.00 Ft x 3.00 Ft

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Listing Presented By:



Originally Listed by:
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Other 8.08 Ft x 13.83 Ft

Bedroom 11.92 Ft x 10.58 Ft

Bedroom 13.67 Ft x 11.58 Ft

Other 10.42 Ft x 7.67 Ft

Kitchen 15.33 Ft x 20.00 Ft

Dining room 12.92 Ft x 12.50 Ft

Living room 14.50 Ft x 16.08 Ft