



726 25 Avenue Calgary Alberta

\$1,198,000

Design, Location, Luxury. The Prestige is an award-winning home that recently won the 2024 Cube Award, showcasing exceptional design and craftsmanship. This semi-detached home in Mount Pleasant offers over 3,200 sq. ft. of modern living just steps from Confederation Park on a quiet tree-lined street. Designed by Midnight Design Studio and built by Exquisite Homes, it features high-end finishes throughout. The loft level is designed for entertaining with a dry bar, two-piece bathroom, and incredible views of the city skyline and Confederation Park. The living room is highlighted by a Montigo linear gas fireplace with a fluted tile feature wall, while triple-pane Durabuilt windows improve comfort and efficiency. The chef's kitchen includes built-in Dacor appliances, a gas range, Calacatta Flash quartz waterfall countertops, slim shaker cabinets with white oak accents, and a quartz backsplash. The primary suite offers a spa-inspired ensuite with heated floors, Taj Mahal tile, a microcement shower, and a custom feature wall with LED backlighting. Additional features include hydronic heating roughed into the basement, San Marino hardwood floors, three bedrooms upstairs, walnut and white oak details, frameless glass railings, a steam shower roughed into the basement spa, and a double detached garage that is insulated and drywalled. Close to schools, parks, public transit, tennis courts, and a skating rink, this home combines luxury and location in one of Calgary's most desirable communities.

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Laundry room 5.00 Ft x 7.58 Ft
4pc Bathroom 10.83 Ft x 4.92 Ft
Primary Bedroom 15.00 Ft x 11.00 Ft
5pc Bathroom 14.00 Ft x 10.67 Ft
Bedroom 11.08 Ft x 7.83 Ft
Bedroom 13.58 Ft x 10.83 Ft
2pc Bathroom 5.17 Ft x 6.50 Ft
Loft 20.33 Ft x 30.17 Ft

Recreational, Games room 19.08 Ft x 19.75 Ft
Furnace 5.50 Ft x 9.83 Ft
Bedroom 11.67 Ft x 10.50 Ft
3pc Bathroom 6.58 Ft x 10.75 Ft
Dining room 14.67 Ft x 9.50 Ft
Family room 14.92 Ft x 17.00 Ft
Kitchen 9.50 Ft x 15.58 Ft
2pc Bathroom 5.50 Ft x 5.17 Ft

Listing Presented By:



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