



# 123 25 Avenue Calgary Alberta

\$850,000

OPEN HOUSE SATURDAY & SUNDAY - 12PM TO 3PM. Welcome to 123 25th Avenue NE, a luxurious gem in the desirable community of Tuxedo Park. This meticulously maintained home blends elegance, functionality, and timeless charm. The inviting front yard has concrete stairs leading up the oversized covered porch with stone pillars welcoming you into a beautifully designed interior. The freshly painted home opens to a lovely home office with French doors and wide-plank hardwood flooring spanning throughout the main level. The gourmet kitchen boasts bright quartz countertops, rich maple cabinetry in an espresso color, a spacious pantry, a central island, and high-end stainless-steel appliances, including a new fridge (2022) and dishwasher (2024). The kitchen flows seamlessly into the living room, featuring expansive casement windows and a custom gas fireplace surrounded by built-in shelving. The south-facing courtyard-styled backyard is perfect for entertaining, offering a concrete patio with a gas line, a fabulous mature tree, and access to the insulated double-car garage. Upstairs, the luxurious primary retreat includes a spa-inspired ensuite with vaulted ceilings, a skylight, a jetted soaker tub, a glass shower with designer floor-to-ceiling tile, a double quartz vanity, and a walk-in closet with custom built-ins. Two additional bedrooms with walk-in closets, a full bathroom, and a convenient laundry room with new washer and dryer (2023) complete the upper level. The fully developed lower level offers a cozy family room with a second gas fireplace, a spacious bedroom, a full bathroom, and a bonus room wired with Ethernet (2022). Additional updates include new hardwood and basement carpet (2020), air conditioning (2021), and a backyard window well covering (2022). Renowned for its lush green spaces, Tuxedo Park provides residents with access to various parks, pathways, and r...

Primary Bedroom 15.00 Ft x 12.50 Ft

Laundry room 5.42 Ft x 7.33 Ft

Bedroom 11.50 Ft x 9.08 Ft

Bedroom 11.08 Ft x 13.08 Ft

5pc Bathroom Measurements not available

4pc Bathroom Measurements not available

Bedroom 8.50 Ft x 12.25 Ft

4pc Bathroom Measurements not available

Office 11.08 Ft x 11.42 Ft

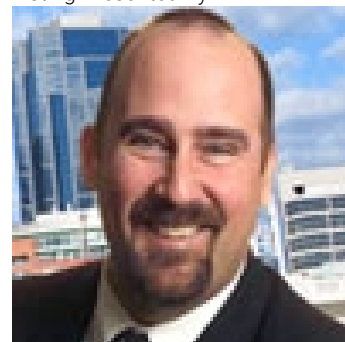
Kitchen 13.42 Ft x 10.58 Ft

Dining room 13.25 Ft x 9.50 Ft

Living room 11.33 Ft x 16.17 Ft

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

Listing Presented By:



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## RE/MAX Realty Professionals

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Recreational, Games room 18.67 Ft x 19.25 Ft      2pc Bathroom Measurements not available