



2417 25 Avenue Calgary Alberta

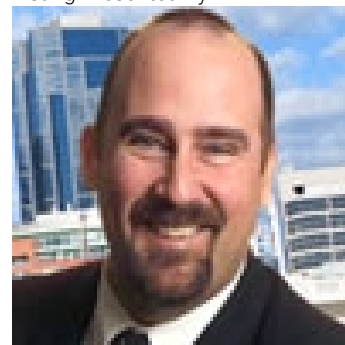
\$999,999

11-foot basement ceilings. A steam shower. Solar panels. This Banff Trail home stands out. Custom built with over 2,800 sq. ft. of finished living space, it pairs a chef's kitchen with an oversized quartz island, a striking floor-to-ceiling stone fireplace, and a vaulted primary retreat with a spa-inspired ensuite. Downstairs, oversized windows bring light into the spacious recreation room, complete with a wet bar, gas fireplace, fourth bedroom and full bathroom. Outside, enjoy a landscaped yard, expansive patio and detached double garage with epoxy flooring and custom shelving. Central A/C, built-in speakers and a prime location near the University of Calgary, hospitals, parks and downtown complete the package. Bold design, exceptional space and a location you will love. Welcome to luxury living in Banff Trail. (id:6769)

4pc Bathroom 7.75 Ft x 7.75 Ft
 5pc Bathroom 10.17 Ft x 12.75 Ft
 Bedroom 9.08 Ft x 11.75 Ft
 Bedroom 10.08 Ft x 13.67 Ft
 Laundry room 6.75 Ft x 6.17 Ft
 Primary Bedroom 13.67 Ft x 17.92 Ft
 Other 4.50 Ft x 14.25 Ft
 4pc Bathroom 4.92 Ft x 8.58 Ft
 Bedroom 12.08 Ft x 12.58 Ft

Recreational, Games room 17.42 Ft x 33.00 Ft
 Storage 5.08 Ft x 8.33 Ft
 Furnace 6.75 Ft x 9.33 Ft
 2pc Bathroom 4.75 Ft x 4.50 Ft
 Dining room 12.50 Ft x 10.83 Ft
 Foyer 6.92 Ft x 6.33 Ft
 Kitchen 14.50 Ft x 17.00 Ft
 Living room 14.50 Ft x 19.08 Ft
 Pantry 5.42 Ft x 4.42 Ft

Listing Presented By:



Originally Listed by:
 CIR Realty

RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
 darylcarlson@shaw.ca