



2419 25 Street Calgary Alberta

\$889,900

Welcome to your dream home in Calgary's vibrant Richmond neighbourhood! This stunning 2-storey semi-detached home is the epitome of modern living, offering a blend of comfort, luxury, and convenience. Step into the beautifully landscaped, maintenance-free front garden adorned with perennials, setting a charming first impression. Inside, the home is wired for security, ensuring peace of mind. Enjoy year-round comfort with central air conditioning and immerse yourself in your favorite tunes with a sound system wired throughout the main floor, upstairs bedrooms, and basement. The main floor boasts a professional office with double French doors, perfect for remote work. The open concept kitchen is a chef's delight, featuring a range with a double oven, sleek granite countertops, a large island with bar seating and double sink, and a brand-new fridge. The cozy living room invites you to unwind by the gas fireplace with a stunning stone surround and built-in shelving. Illuminated by a large skylight, the upper floor offers a dedicated laundry room, generous sized bedrooms and built-in desk and storage. The luxury primary suite is perfect for relaxing with an ensuite bathroom that includes in-floor heating, a jetted soaker tub, a double vanity, and a stand-up shower with a rainfall showerhead. The basement, with its 9-foot ceilings, is roughed in for in-floor heating throughout and is ideal for entertaining friends and family. The rec room features a wet bar, wine fridge, and the wired sound system ensures your gatherings are always a hit. Step outside to the west-facing backyard, perfect for hosting summer BBQs with a gas hook-up, low-maintenance PVC deck (new in 2021), hot tub connection, new retaining wall, flower beds, and a gated dog run. The double detached garage offers ample storage and parking. Recent updates include a new washing machine (2023), dishwasher (2022), up...

4pc Bathroom 5.83 Ft x 8.25 Ft

5pc Bathroom 8.42 Ft x 16.67 Ft

Bedroom 9.33 Ft x 13.42 Ft

Bedroom 10.25 Ft x 13.75 Ft

Laundry room 5.92 Ft x 6.42 Ft

Primary Bedroom 12.75 Ft x 15.92 Ft

Recreational, Games room 18.08 Ft x 17.08 Ft

Furnace 8.42 Ft x 7.17 Ft

2pc Bathroom 4.92 Ft x 5.33 Ft

Dining room 9.67 Ft x 13.92 Ft

Foyer 5.17 Ft x 8.00 Ft

Kitchen 9.33 Ft x 13.08 Ft

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

Listing Presented By:



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Real Broker

<https://gareth.albertare.com/>

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3pc Bathroom 4.92 Ft x 10.67 Ft

Recreational, Games room 8.83 Ft x 4.83 Ft

Bedroom 11.75 Ft x 13.00 Ft

Living room 18.42 Ft x 12.00 Ft

Other 3.25 Ft x 4.00 Ft

Office 13.08 Ft x 13.08 Ft