



## 2810 25A Street Calgary Alberta

\$880,000

WELCOME HOME to this CUSTOM BUILT INFILL in BEAUTIFUL RICHMOND PARK/KNOBHILL . TOTAL OF 5 BEDROOMS & 4 BATHS with AC System. This open floor plan offers LUXURY VINYL PLANKS, a PRIVATE DINING ROOM, a living room with UNIQUE WALL FLAME GAS FIREPLACE and a DESIGNER KITCHEN with GRANITE COUNTER TOPS. The kitchen also features CUSTOM BUILT CABINETRY, a BUTLER PANTRY, a GLASS TILE BACKSPLASH and TOP OF THE LINE STAINLESS STEEL with CUSTOM WOOD PANEL APPLIANCES. Nice SPINDLE RAILING STAIRCASE leading to the upper level with SKYLIGHTS that gives LOTS OF NATURAL LIGHT. SPACIOUS MASTER BEDROOM with 5 PIECE ENSUITE SPA with a STEAM SHOWER, TILE SURROUND. 2 ADDITIONAL GOOD SIZED BEDROOMS, one has a PRIVATE BALCONY, a FULL BATH and LAUNDRY ROOM completes the upper level. Additional features includes a way beyond average THICK SOLID CORE TALL DOORS THROUGHOUT the home, a BACK ENTRY MUDROOM, NO CARPETS, LVP FLOORING on ALL 3 FLOORS, PRE-WIRED 5.1 AUDIO SOUND SURROUND & SPEAKERS, INFLOOR HEATING in the BASEMENT & BATHROOMS and CUSTOM WOOD SHELVINGS with BUILT-INS in all CLOSETS, PHANTOM RETRACTABLE SCREEN DOORS and TANKLESS HOT WATER with RESERVOIR. The FULLY FINISHED BASEMENT INCLUDES 2 BEDROOMS, a HUGE REC ROOM/FAMILY ROOM with a WETBAR AND a 4 PC BATH. DETACHED DOUBLE GARAGE has CUSTOM HANGING METAL SHELVES for EXTRA STORAGE . A TRULY WONDERFUL FAMILY HOME. Book your private viewing today! (id:6769)

Primary Bedroom 14.08 Ft x 14.17 Ft

5pc Bathroom 10.42 Ft x 10.75 Ft

Laundry room 5.17 Ft x 7.83 Ft

4pc Bathroom 4.92 Ft x 11.92 Ft

Bedroom 13.75 Ft x 9.75 Ft

Bedroom 11.33 Ft x 9.50 Ft

Family room 15.17 Ft x 11.42 Ft

Other 7.75 Ft x 2.50 Ft

Bedroom 10.17 Ft x 11.08 Ft

Bedroom 11.83 Ft x 18.67 Ft

4pc Bathroom 7.83 Ft x 4.92 Ft

Dining room 9.75 Ft x 14.42 Ft

Other 13.33 Ft x 20.42 Ft

Living room 17.08 Ft x 12.00 Ft

Other 5.83 Ft x 8.25 Ft

2pc Bathroom 5.33 Ft x 5.92 Ft

Listing Presented By:



Originally Listed by:  
MaxWell Canyon Creek

<http://www.maxwellrealy.ca/nlarionza>

**RE/MAX Realty Professionals**

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

Phone: 403-259-4141  
[darylcarlson@shaw.ca](mailto:darylcarlson@shaw.ca)