



## 448 25 Avenue Calgary Alberta

\$1,950,000

Welcome to this EXQUISITELY DESIGNED CUSTOM-BUILT LUXURY HOME in Calgary's vibrant inner city! This property exudes elegance from the moment you approach, w/ its STRIKING BRICK EXTERIOR featuring Hardie board & Cedar accents. The FULLY FINISHED DOUBLE-ATTACHED GARAGE offers EPOXY FLOORING, HOT & COLD WATER TAPS, & an ELECTRIC VEHICLE ROUGH-IN, showcasing meticulous attention to detail. Step inside to discover 10-FT CEILINGS & stunning ENGINEERED WHITE OAK HARDWOOD flooring that flows throughout. The open-concept design is drenched in natural light, creating a warm & inviting ambiance during the day, w/ INSET LIGHTING IN THE CEILING for a lavish atmosphere at night. The kitchen is a chef's dream, boasting a LONG ISLAND DRIPPING W/ MARBLE FULL SLAB QUARTZ & oak slats, premium flat panel cabinetry, & a THERMADOR APPLIANCE PACKAGE. A versatile WALKTHROUGH PANTRY offers direct garage access, a sink, & additional storage. The dining area is a true showpiece, featuring a CUSTOM WINE DISPLAY & RIBBED GLASS SHELIVING to elevate your entertaining space. Anchoring the living room is a GAS FIREPLACE framed by a PORCELAIN SLAB SURROUND & BENCH, enhanced by a stunning SLATTED WOOD FEATURE WALL, while the bright den/office w/ a FULL-HEIGHT GLASS FEATURE overlooks the central open riser staircase. The mudroom & front entry exudes opulence, w/ CUSTOM WOOD SLAT FEATURE WALLS & PORCELAIN BENCHES. A powder room w/ luxury wallpaper & a BLACK GRANITE VESSEL SINK complete the main level. Upstairs, the luxury continues w/ a VAULTED BONUS ROOM featuring a BUILT-IN MEDIA CENTER & LED LIGHTING, perfect for family gatherings. Two additional bedrooms, each w/ a DESIGNER ENSUITE, provide privacy & comfort. The PRIMARY RETREAT is a showstopper, boasting a VAULTED CEILING, SLATTED OAK FEATURE WALL W/ LED LIGHTING, & an ELECTRIC FIREPLACE W/ FULL-TILE SURROUND. The EXTRAVAGANT WALK-IN CLOSET, illum...

Bedroom 11.92 Ft x 10.33 Ft

Bedroom 13.75 Ft x 12.25 Ft

Recreational, Games room 14.50 Ft x 12.75 Ft

Kitchen 13.00 Ft x 11.58 Ft

Pantry 7.17 Ft x 6.08 Ft

Dining room 14.25 Ft x 11.17 Ft

Den 9.83 Ft x 8.17 Ft

2pc Bathroom 5.67 Ft x 4.75 Ft

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

Listing Presented By:



Originally Listed by:  
RE/MAX House of Real Estate

<https://innercityinfills.ca/>

### RE/MAX Realty Professionals

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

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

Laundry room	5.92 Ft x 3.83 Ft	Primary Bedroom	15.83 Ft x 15.83 Ft
Furnace	22.58 Ft x 11.33 Ft	Other	11.92 Ft x 10.92 Ft
4pc Bathroom	11.00 Ft x 4.83 Ft	Bedroom	12.08 Ft x 10.92 Ft
3pc Bathroom	10.33 Ft x 5.08 Ft	Bedroom	14.00 Ft x 11.92 Ft
Living room	17.00 Ft x 15.67 Ft	Bonus Room	18.67 Ft x 15.58 Ft
Kitchen	15.50 Ft x 12.92 Ft		