



602 25 Avenue Calgary Alberta

\$1,099,000

Welcome to this masterfully crafted semi-detached residence in the heart of Winston Heights, offering over 3,300 sq.ft. of sophisticated living space. The main floor immediately impresses with an expansive, sun-drenched open-concept design and wide-plank hardwood floors that lead into a gourmet chef's kitchen anchored by a massive quartz social island. This sense of scale continues to the second floor, a truly versatile hub featuring a vaulted bonus lounge with a wet bar. The crown jewel is the primary suite, boasting a private south-facing balcony and a cozy deck equipped with a gas line for your fire pit—the perfect spot for evening relaxation. The home's functionality is rounded out by a fully developed basement, ideal for a theatre or guest wing, providing a total of four spacious bedrooms. Beyond the property line, the location is truly premier: you are just a half-block from the Winston Golf Club, currently undergoing a prestigious "Coming Soon" major course renovation. This vibrant lifestyle is further enhanced by the Winston Heights-Mountview Community Association, located just steps away with its community gardens, winter ice rink, and year-round programming, all while being within easy walking distance to top-tier schools and expansive local parks. (id:6769)

4pc Bathroom 7.92 Ft x 5.00 Ft

Bedroom 12.00 Ft x 10.67 Ft

Recreational, Games room 19.25 Ft x 19.50 Ft

Storage 6.33 Ft x 8.75 Ft

Furnace 7.92 Ft x 14.42 Ft

2pc Bathroom 4.92 Ft x 5.00 Ft

Dining room 11.33 Ft x 12.00 Ft

Foyer 5.42 Ft x 4.92 Ft

Kitchen 16.08 Ft x 17.67 Ft

Living room 20.33 Ft x 13.50 Ft

Other 8.92 Ft x 7.92 Ft

5pc Bathroom 8.00 Ft x 8.08 Ft

5pc Bathroom 8.00 Ft x 16.50 Ft

Bedroom 10.00 Ft x 15.75 Ft

Bedroom 11.75 Ft x 11.92 Ft

Bonus Room 12.00 Ft x 12.92 Ft

Laundry room 7.83 Ft x 5.92 Ft

Primary Bedroom 12.08 Ft x 16.50 Ft

Other 8.00 Ft x 12.75 Ft

Listing Presented By:



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