



## 605 25 Avenue Calgary Alberta

\$865,000

This exquisite inner-city home is EXTREMELY WELL-MAINTAINED on a QUIET STREET with a sunny SOUTH-FACING BACKYARD. LOADS OF HIGH-END INCLUSIONS AND UPGRADES such as HOME THEATRE EQUIPMENT, A MOTORIZED AWNING and MOTORIZED WINDOW COVERINGS really set this home apart! Over 2,800 sq. ft of developed space is the definition of a luxurious oasis, loaded with every modern convenience, designer influences and seemingly endless NATURAL LIGHT. Every square inch of the stunning home tells a story! A private foyer leads directly into the front dining room where OVERSIZED WINDOWS and an added corner window stream in sunshine. The GRAND OPEN FLOOR PLAN includes a centre, galley-style kitchen that inspires culinary adventures featuring a NEW (1 YEAR OLD) GAS STOVE, a built-in wall pantry, QUARTZ COUNTERTOPS, full-height cabinets and a massive centre island to casually gather. Unwind in front of the GAS FIREPLACE or included TV and mount in the adjacent living room binge watching your favourite show. Patio sliders lead to the backyard creating seamless flow and inviting an effortless indoor/outdoor lifestyle. A tucked away powder room completes this level. Grand VAULTED CEILINGS and oversized windows adorn the primary bedroom on the upper level creating a true owner's retreat with high-end features that include MOTORIZED WINDOW COVERS, an included TV and mount, a CUSTOM WALK-IN CLOSET and a SPA-INSPIRED ENSUITE boasting IN-FLOOR HEATING, DUAL SINKS, A DEEP SOAKER TUB AND A SEPARATE SHOWER. Both additional bedrooms on this level are spacious and bright with easy access to the SECOND 5-PIECE BATHROOM so that each kid can have their own sink! Laundry is also conveniently located on this level, no need to haul loads up and down the stairs. Convene in the FINISHED BASEMENT just as decadent as the rest of the home and enjoy relaxing evenings in the rec room with a FULL THEATRE SETUP tha...

Recreational, Games room 24.83 Ft x 11.75 Ft

Furnace 19.42 Ft x 6.33 Ft

Bedroom 12.75 Ft x 11.42 Ft

3pc Bathroom Measurements not available

Dining room 13.58 Ft x 9.50 Ft

Laundry room 5.75 Ft x 5.67 Ft

Other 13.25 Ft x 5.50 Ft

Primary Bedroom 13.50 Ft x 14.33 Ft

Bedroom 12.50 Ft x 9.58 Ft

Bedroom 12.50 Ft x 9.67 Ft

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

Listing Presented By:



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**Living room** 17.92 Ft x 13.75 Ft

**Kitchen** 17.08 Ft x 13.67 Ft

**2pc Bathroom** Measurements not available

**5pc Bathroom** Measurements not available

**5pc Bathroom** Measurements not available