



642 25 Avenue Calgary Alberta

\$1,099,900

OPEN HOUSE: Sat, Dec 13th 2:00 - 4:00pm Set on a QUIET TREE-CANOPIED STREET IN MOUNT PLEASANT, this newly built home brings together refined craftsmanship and a layout designed for everyday comfort. A SOUTH-FACING FRONT PATIO introduces the property with warm light and a welcoming place to enjoy peaceful moments outdoors. Inside, CUSTOM MILLWORK in the front foyer sets an elevated tone and leads into an elegant dining room anchored by a WOOD FEATURE WALL that adds depth and character. A beautifully appointed GOURMET KITCHEN encourages both creativity and connection with high-end KITCHENAID APPLIANCES including a GAS COOKTOP and BUILT-IN WALL OVEN and MICROWAVE. STONE COUNTERTOPS, UNDER-CABINET LIGHTING, an OVERSIZED CRUSHED GRANITE SINK, a GARBAGE PULLOUT, and an organized storage layout ensure the space functions effortlessly. A WATERFALL-EDGE ISLAND becomes the gathering point of the home with its clean lines and generous prep space. Adjacent to the kitchen, a walk-through area includes a WALL PANTRY with APPLIANCE COUNTER while an ENCLOSED ROOM offers versatility as a SECOND PANTRY or MAIN FLOOR OFFICE for structured workdays. An inviting living area sits at the back of the home, blending CUSTOM BUILT-IN SHELVEING with a GAS FIREPLACE that overlooks the backyard for a relaxing evening atmosphere. A practical mudroom with ABUNDANT STORAGE sits near a tucked-away powder room styled with a WATERFALL-EDGE VANITY. A GLASS-RAILED staircase with HARDWOOD TREADS leads upstairs to a level finished entirely in HARDWOOD FLOORING. A central BONUS ROOM with a WOOD FEATURE WALL creates thoughtful separation between the primary and secondary bedrooms. The primary retreat feels serene with a COFFERED CEILING, LARGE WALK-IN CLOSET, and a finely crafted ENSUITE featuring a STEAM SHOWER, FREE-STANDING TUB, DUAL VANITY, and ELECTRIC IN-FLOOR HEATING for added morning comfort. Two...

Recreational, Games room 18.92 Ft x 15.75 Ft

Other 10.67 Ft x 8.92 Ft

Furnace 9.50 Ft x 5.75 Ft

Bedroom 12.75 Ft x 10.92 Ft

Other 10.00 Ft x 5.50 Ft

2pc Bathroom 5.58 Ft x 5.08 Ft

Primary Bedroom 13.83 Ft x 12.83 Ft

Other 9.17 Ft x 5.58 Ft

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Listing Presented By:



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

Phone: 403-259-4141
darylcarlson@shaw.ca

4pc Bathroom 8.92 Ft x 4.92 Ft

Dining room 13.08 Ft x 12.25 Ft

Kitchen 16.50 Ft x 14.00 Ft

Living room 16.42 Ft x 14.08 Ft

Bedroom 13.33 Ft x 9.67 Ft

Bedroom 13.33 Ft x 10.00 Ft

5pc Bathroom 15.08 Ft x 6.92 Ft

4pc Bathroom 8.92 Ft x 4.92 Ft