



## 646 25 Avenue Calgary Alberta

\$1,099,000

Modern luxury and timeless design come together in this brand new, meticulously crafted infill by Moon Homes, ideally located on a quiet, tree lined street in the heart of Mount Pleasant. Offering thoughtfully curated living across all three levels, this residence delivers elevated craftsmanship, refined architectural detailing, and exceptional functionality just steps from Confederation Park and minutes to downtown. The main floor is defined by soaring 10 foot ceilings, oversized windows, rich hardwood flooring, and custom millwork throughout. A grand arched entry opens to a spacious foyer, setting the tone for the sophisticated interior. The open concept living and dining areas are anchored by a beautifully tiled gas fireplace with custom built ins and a statement chandelier, while large sliding patio doors create seamless indoor outdoor flow to the rear concrete patio, ideal for entertaining. The chef inspired kitchen is a true showpiece, featuring a massive quartz island, premium Frigidaire Professional Series appliances, a custom slat hood fan, bar fridge, and full height cabinetry with extensive pull out storage. Thoughtfully designed LED lighting including under cabinet, toe kick, floating shelf, and glass front upper lighting adds both function and dramatic ambiance. A dedicated pocket office or home workspace and a custom mudroom with built ins are perfectly positioned for modern daily living, complemented by a stylish powder room with a floating vanity and designer lighting. Upstairs, wainscoting continues through a bright, sun filled hallway. The primary retreat is nothing short of exceptional, showcasing nearly 15 foot vaulted ceilings, a fully detailed feature wall, upper transom windows, plush carpeting, and a striking chandelier. The walk in closet offers custom shelving, pull outs, and motion sensor LED lighting. The spa inspired ensuite includes he...

4pc Bathroom 9.75 Ft x 5.08 Ft

5pc Bathroom 9.08 Ft x 16.83 Ft

Bedroom 10.00 Ft x 11.08 Ft

Bedroom 11.50 Ft x 11.17 Ft

Laundry room 8.67 Ft x 5.75 Ft

Primary Bedroom 13.08 Ft x 13.33 Ft

Kitchen 12.08 Ft x 10.33 Ft

Laundry room 5.83 Ft x 5.58 Ft

Recreational, Games room 15.25 Ft x 14.50 Ft

Furnace 6.58 Ft x 10.33 Ft

2pc Bathroom 5.50 Ft x 5.08 Ft

Dining room 13.08 Ft x 10.17 Ft

a

Listing Presented By:



Originally Listed by:  
Real Estate Professionals Inc.

**RE/MAX Realty Professionals**

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

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

Other	8.58 Ft x 6.17 Ft	Kitchen	15.67 Ft x 16.75 Ft
4pc Bathroom	5.25 Ft x 10.00 Ft	Living room	14.17 Ft x 16.50 Ft
Bedroom	13.42 Ft x 10.75 Ft	Office	6.67 Ft x 5.50 Ft