



## 724 25 Avenue Calgary Alberta

\$1,248,000

**DESIGN + LOCATION + LUXURY** Are you ready to elevate your living experience? This stunning semi-detached home in the heart of Mount Pleasant is your dream come true! Just steps away from Confederation Park, this property is nestled on a quiet, tree-lined street in the prestigious community of Mount Pleasant. Designed by Midnight Design Studio and brought to life by Exquisite Homes, this masterpiece is unapologetically modern, boasting over 3200 SQFT of luxurious living space. From the sleek architectural design to the flawless high-end finishes, no detail has been overlooked. Highlights of this home include a unique loft space, perfect for entertaining with a dry bar, a 2-piece bathroom, and jaw-dropping views of the city skyline and Confederation Park. The Montigo DRL60 linear gas fireplace takes center stage in the living room, framed by a dramatic Venetian plaster feature wall. The chef's kitchen is a true showstopper, featuring built-in Dacor appliances, a gas range, quartz waterfall countertops, shaker plywood cabinets to ceiling, and a quartz backsplash that exudes sophistication. Designer fixtures and glam finishes are everywhere, from luxury black fixtures with striking gold accents to decorative lighting that makes every corner glow. White oak railings highlights the premium feel of the home. The primary ensuite is a haven of relaxation with heated floors, and magazine-worthy schuler system tile work. The primary bedroom doesn't disappoint either, boasting a custom feature wall and 2 separate his and her walk in closets creating a chic ambiance. That's not all, there's even more to fall in love with. This home offers two primary bedrooms, each with walk-in closets and luxurious ensuite bathrooms. Additional features include hydronic heating roughed into the basement for ultimate comfort, steam shower roughed into basement, A/C included, Goodfellow San Marino ha...

Primary Bedroom 14.67 Ft x 11.83 Ft

5pc Bathroom 10.58 Ft x 13.33 Ft

Bedroom 14.75 Ft x 14.33 Ft

4pc Bathroom 4.92 Ft x 8.42 Ft

Laundry room 6.92 Ft x 4.75 Ft

Loft 20.00 Ft x 27.33 Ft

2pc Bathroom 4.92 Ft x 5.50 Ft

Recreational, Games room 18.67 Ft x 29.25 Ft

Bedroom 11.17 Ft x 11.42 Ft

3pc Bathroom 6.67 Ft x 11.25 Ft

Furnace 5.33 Ft x 10.92 Ft

Living room 14.58 Ft x 10.42 Ft

Kitchen 15.33 Ft x 15.83 Ft

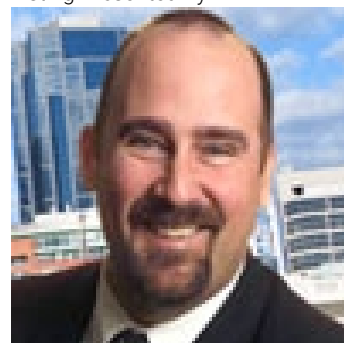
Dining room 16.00 Ft x 6.67 Ft

Family room 14.33 Ft x 9.50 Ft

Other 4.92 Ft x 10.17 Ft

2pc Bathroom 5.25 Ft x 5.58 Ft

Listing Presented By:



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RE/MAX Real Estate (Central)

### RE/MAX Realty Professionals

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