



## 726 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 3,200 sq. ft. 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 fluted tile feature wall. Not to mention, Durabuilt triple-pane windows reduce heat loss and increase energy efficiency. The chef's kitchen is a true showstopper, featuring built-in Dacor appliances, a gas range, Calacatta Flash quartz waterfall countertops, slim shaker plywood cabinets with white oak accents, and a quartz backsplash that exudes sophistication. Designer fixtures and glamorous finishes are everywhere, from luxury black fixtures with striking gold accents to decorative lighting that makes every corner glow. The primary ensuite is a haven of relaxation, with heated floors and magazine-worthy Taj Mahal tile with pebble accents. The shower is finished in microcement, doing away with grout lines! The primary bedroom doesn't disappoint either, boasting a custom feature wall with full-size mirrors and LED backlighting for the perfect chic ambiance. That's not all; there's even more to fall in love with. Additional features include hydronic heating roughed into the basement for ultimate comfort, Goodfellow San ...

Laundry room 5.00 Ft x 7.58 Ft

Bedroom 11.08 Ft x 7.83 Ft

4pc Bathroom 10.83 Ft x 4.92 Ft

Primary Bedroom 15.00 Ft x 11.00 Ft

Bedroom 13.58 Ft x 10.83 Ft

5pc Bathroom 14.00 Ft x 10.67 Ft

Recreational, Games room 19.08 Ft x 19.75 Ft

Bedroom 11.67 Ft x 10.50 Ft

Furnace 5.50 Ft x 9.83 Ft

3pc Bathroom 6.58 Ft x 10.75 Ft

Dining room 14.67 Ft x 9.50 Ft

Kitchen 9.50 Ft x 15.58 Ft

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Listing Presented By:



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### RE/MAX Realty Professionals

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

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

2pc Bathroom 5.17 Ft x 6.50 Ft

Loft 20.33 Ft x 30.17 Ft

Family room 14.92 Ft x 17.00 Ft

2pc Bathroom 5.50 Ft x 5.17 Ft