



DON'T GAMBLE WITH YOUR HOME.

RE/MAX JACK
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ASSOCIATE

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2404 25 Avenue NW
Calgary, Alberta

MLS # A2212342



\$2,499,997

| | | | |
|-----------|---|--------|------------------|
| Division: | Banff Trail | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 4,160 sq.ft. | Age: | 2017 (8 yrs old) |
| Beds: | 7 | Baths: | 6 full / 2 half |
| Garage: | Triple Garage Detached | | |
| Lot Size: | 0.14 Acre | | |
| Lot Feat: | Back Lane, Corner Lot, Fruit Trees/Shrub(s), Landscaped, Level, Rectangular | | |

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|-------------|--|------------|--------|
| Heating: | In Floor, ENERGY STAR Qualified Equipment, Fireplace(s), Forced Air, Natural Gas, Zoned | Water: | Public |
| Floors: | Carpet, Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Separate/Exterior Entry, Finished, Full, Suite | LLD: | - |
| Exterior: | Stone, Stucco | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Bar, Bookcases, High Ceilings, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Steam Room, Vaulted Ceiling(s) | | |
| Inclusions: | NA | | |

Highly upgraded on the corner lot , bright SMART home with Elevator For all levels, over 5800 sqft of Finished space, walking distance to U of C / LRT station . Open Foyer Entrance with 10ft Ceiling on main floor, Den with Built ins / Brick work with formal dining area / family room. Gourmet kitchen / Dining area, Miele appliances, Walk in pantry, leading to Exposed patio with gas fire pit . Mudroom with custom Cabinetry and Family room with Tile to ceiling - linear gas fireplace. Hunter Douglas Drapery, 2 powder rooms on main floor with stunning Lights. Upper level with 4 bedrooms each with Ensuite and walk in closets with custom shelving / glass tiled showers / Heated Floors and Large laundry room. Fully finished Basement with media room - wet bar and additional bedroom and a steam shower. Touchless sensor toilets. Fully finished Legal 2 Bedroom Basement suite with separate entrance. Central Air conditioned . Landscaped with 4 zone sprinkler system.