



GRASSROOTS

REALTY GROUP

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630 25 Avenue NE
Calgary, Alberta

MLS # A2286325



\$1,299,000

Division:	Winston Heights/Mountview		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,617 sq.ft.	Age:	2004 (22 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Oversized		
Lot Size:	0.11 Acre		
Lot Feat:	Fruit Trees/Shrub(s), Low Maintenance Landscape, Rectangular Lot, See Remarks		

Heating:	In Floor, Forced Air, Natural Gas, See Remarks	Water:	Public
Floors:	Hardwood, Marble, See Remarks, Slate, Stone	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, High Ceilings, No Animal Home, No Smoking Home, Skylight(s), Steam Room, Tankless Hot Water, Vaulted Ceiling(s)		

Inclusions: Hot Tub

Luxury, location, and exceptional craftsmanship come together in this remarkable 3,650 sq. ft. estate home, ideally situated just steps from the prestigious Winston Golf Course and surrounded by beautiful green space and pathways, all while being only 10 minutes to downtown. This is a rare opportunity to own a home that offers not only stunning design but incredible value for money at this price point. From the moment you enter the grand, newly expanded front foyer, you are greeted by soaring 9- and 12-foot coffered ceilings, rich Brazilian cherry hardwood floors, natural stone, granite, and striking copper accents that create warmth and timeless sophistication. Over \$200,000 in recent renovations have elevated this home even further, including all-new European windows and doors that flood the space with natural light, a dramatic elongated marble fireplace that anchors the main living area, and app-controlled LED lighting throughout the home that allows you to customize the ambiance with the touch of a button. The European-inspired gourmet kitchen is both refined and welcoming, designed for gathering and entertaining with its generous sit-up island, semi-formal dining space, and open-concept layout that flows effortlessly into the cozy living area. Two oversized copper sinks add distinctive character, while the custom millwork and curated finishes speak to the quality of construction throughout. A breathtaking curved travertine staircase featuring marble floors and copper spindles leads to the upper level, where an open office or media lounge provides flexible family space alongside four spacious bedrooms. The primary suite is a true retreat, offering a spa-inspired ensuite complete with a stone steam shower, heated pebble flooring, and a large walk-in dressing room designed for everyday luxury. An upper-level TV area adds yet another comfortable space to unwind.

The fully developed lower level continues the home's vintage, high-end character with a custom wine room, inviting lounge, workout or yoga room, and heated acid-stained concrete floors that create a warm and intimate atmosphere for relaxing or hosting guests. Outside, the large backyard is bathed in natural sunlight and features a new expansive deck and hot tub, making it perfect for summer evenings and year-round enjoyment. An oversized attached garage adds practicality to this exceptional property. Captivating in character, meticulous in craftsmanship, and thoughtfully upgraded throughout, this home delivers a rare blend of luxury, warmth, comfort, and location. Opportunities like this — especially so close to the coveted Winston Golf Course. If your looking for a cookie cutter, this isn't it.