



**2028 25a Street SW
Calgary, Alberta**

MLS # A2302513



\$1,099,000

Division:	Richmond		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,210 sq.ft.	Age:	2008 (18 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, See Remarks		

Heating:	Forced Air, Geothermal	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco	Zoning:	DC(Pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Built-in Features, Central Vacuum, Closet Organizers, Granite Counters, No Animal Home, No Smoking Home, See Remarks, Storage, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s), Wired for Sound

Inclusions: Fridge in storage room

Stunning Family Home in Sought-After Richmond! Welcome to this immaculate home, proudly offered by its original owners, ideally situated on a quiet street directly across from a beautiful park in the desirable community of Richmond. Step inside to a grand, oversized entryway that sets the tone for the rest of the home. The main floor showcases exquisite Brazilian walnut hardwood flooring throughout, leading you into a bright formal living room and a cozy family room—perfect for both entertaining and everyday living. The chef-inspired kitchen is a true centerpiece, featuring high-end stainless steel appliances, granite countertops, an abundance of cabinetry, and a large central island ideal for gatherings and meal prep. A stunning spiral staircase leads to the upper level, where you’ll find three spacious bedrooms, a convenient laundry room, and a well-appointed 4-piece bathroom. The luxurious primary suite offers a walk-in closet and a spa-like 5-piece ensuite complete with heated travertine floors, dual sinks, and a relaxing jetted tub and lots of natural light from a large skylight. The fully developed basement expands your living space with a fourth bedroom, a 4-piece bathroom equipped with a steam shower and a massive family room featuring wall-to-wall built-ins. Enjoy integrated speakers throughout the home, enhancing both everyday living and entertaining. Comfort is elevated year-round with a radiant floor heating system and on-demand hot water. Additional highlights include air conditioning, underground sprinkler system a private deck for outdoor enjoyment, and a large detached double garage. Perfectly located just minutes from downtown, shopping, golf courses, and a swimming pool. This exceptional home offers the perfect blend of luxury, comfort, and convenience. Open House April 19,26 from 1:30-4:30