



GRASSROOTS

REALTY GROUP

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2415 25 Street SW
Calgary, Alberta

MLS # A2316623



\$989,900

Division:	Richmond		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,935 sq.ft.	Age:	2012 (14 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Insulated, Oversized, Paved		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Low Maintenance Landscape, Many Tre		

Heating:	High Efficiency, In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Flat, Membrane	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Skylight(s), Soaking Tub, Stone Counters, Storage, Walk-In Closet(s), Wet Bar, Wired for Sound

Inclusions: Alarm System, AV Equipement in Basement

Modern design and exceptional craftsmanship come together in this meticulously maintained luxury home, where quality behind the walls is just as impressive as the finishes, featuring advanced insulated panel construction and a substantial concrete party wall that deliver outstanding energy efficiency, exceptional sound dampening, and long-term durability. Offering over 1,950 sq ft above grade plus a fully developed basement, this home balances architectural style with everyday comfort. Rich hardwood flooring flows throughout the main level while an OPEN-RISER HARDWOOD STAIRCASE creates a striking focal point. Gather in the dining area where a designer wallpaper feature wall, statement lighting, and floor-to-ceiling drapery establish an elegant setting for entertaining. Anchoring the home, the stunning kitchen showcases EUROPEAN-INSPIRED CABINETS, high-end appliances, integrated panelled refrigeration and dishwasher, extensive pullout storage, a dedicated enclosed pantry, and an expansive island designed for both meal preparation and casual conversation. Natural light fills the living room where a LINEAR FIREPLACE introduces warmth and contemporary style. French doors equipped with PHANTOM SCREENS connect seamlessly to the backyard while an enclosed mudroom and tucked-away powder room enhance everyday functionality. Upstairs, a skylight brightens the hallway leading to 2 secondary bedrooms, a full bathroom, and convenient laundry. Unwind in the spacious primary retreat where SOARING 11' CEILINGS, a walk-in closet, and a dedicated reading nook create a relaxing escape. Dual vessel sinks and an OVERSIZED SHOWER WITH BODY JETS elevate the ensuite experience. Movie nights become something special in the fully developed basement featuring HYDRONIC IN-FLOOR HEATING, a large recreation

area, custom built-ins, a WET BAR WITH BEVERAGE FRIDGE, CEILING-MOUNTED PROJECTOR, and INCLUDED 7.1 THEATRE SYSTEM. A 4th bedroom with a walk-in closet and a full bathroom complete the lower level. Outside, mature landscaping surrounds a beautifully curated WEST-FACING BACKYARD designed for privacy and enjoyment. A large deck, stone patio, raised planter beds, synthetic turf, and established trees create a setting that feels more like a private retreat than an inner-city yard. Additional highlights include WHOLE-HOME CEILING SPEAKERS, CENTRAL AIR CONDITIONING, HOT WATER ON DEMAND, HUNTER DOUGLAS WINDOW COVERINGS, custom drapery, and a DOUBLE DETACHED GARAGE that is insulated, drywalled, EV CHARGER READY, and enhanced by a pitched roof for exceptional storage. Located in sought-after Richmond, this home places Marda Loop amenities, parks, schools, and downtown Calgary within easy reach.