



GRASSROOTS
REALTY GROUP

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803 25 Avenue NW
Calgary, Alberta

MLS # A2342572



\$2,345,000

Division:	Mount Pleasant		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,751 sq.ft.	Age:	2008 (18 yrs old)
Beds:	6	Baths:	4 full / 1 half
Garage:	220 Volt Wiring, Additional Parking, Alley Access, Enclosed, Garage Door Op		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Cleared, Front Yard, Landscaped, Level, Low Mainten		

Heating:	Combination, Central, In Floor, Forced Air, Geothermal, Natural Gas	Water:	-
Floors:	Hardwood, Stone, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, Jetted Tub, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Storage, Walk-In Closet(s), WaterSense Fixture(s), Wired for Data, Wired for Sound		
Inclusions:	Two fridge drawers in the island, 2nd dishwasher (other side of the sink)		

Welcome to a truly exceptional custom-built executive residence in one of Calgary's most sought-after inner-city communities. Perfectly positioned on a coveted 50' x 120' south-facing lot on a quiet, tree-lined street in Mount Pleasant, this one-of-a-kind home blends timeless craftsmanship with sophisticated design and uncompromising quality throughout. Offering over 5,000 sq. ft. of beautifully designed living space, this remarkable home features 6 bedrooms, 4.5 bathrooms, and an effortless layout designed for growing families, entertaining, and everyday luxury. From the moment you enter, the attention to detail is undeniable. Rich hardwood and travertine flooring, extensive custom millwork, and thoughtfully designed built-ins create a home that feels both elegant and inviting. A private main-floor office showcases custom cabinetry, shelving, and a built-in workspace, while each bedroom is thoughtfully appointed with custom desks and shelving for a seamless blend of style and functionality. The heart of the home is an extraordinary chef's kitchen, designed to impress the most discerning culinary enthusiast. Outfitted with a premium Wolf and Sub-Zero appliance package, it features a Wolf 4-burner induction cooktop with 2 gas burners, double wall ovens, a warming drawer, Sub-Zero refrigerator and freezer, two integrated refrigerator drawers within the oversized island, and a wine refrigerator. Extensive custom cabinetry provides exceptional storage, while a breathtaking one-of-a-kind custom island light fixture creates an unforgettable focal point. The upper level offers four generous bedrooms, including a spectacular primary retreat complete with a spa-inspired 6-piece ensuite. Designed for ultimate relaxation, the ensuite is already roughed-in for a steam shower and fitted with premium 10 mm glass, offering the opportunity to complete a true luxury wellness

space. A second 6-piece bathroom serves two of the upper bedrooms with the same level of thoughtful design and quality finishes. Each bedroom has its own walk-in closet, and upstairs includes a fourth bedroom with a private 3-piece ensuite. The fully developed lower level features two additional bedrooms, a spacious recreation area, a beautifully finished 3-piece bathroom, and a dedicated cold room with plumbing rough-ins already in place for future customization. Luxury extends well beyond what you can see. This home is engineered for modern living, with 400-amp underground electrical service, data and sound wiring roughed in throughout, and a professionally integrated Crestron smart home audio system with Bose exterior speakers. The geothermal heating and cooling system delivers exceptional year-round comfort and outstanding energy efficiency. The oversized triple detached garage is equally impressive, offering 200-amp service and a 220V hot tub rough-in, providing endless flexibility for electric vehicles, workshop space, or future outdoor entertaining. Outside, enjoy professionally designed, low-maintenance