



GRASSROOTS
REALTY GROUP

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2417 25 Avenue NW
Calgary, Alberta

MLS # A2348813



\$999,999

Division:	Banff Trail		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,901 sq.ft.	Age:	2014 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Ceramic Tile, Hardwood
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Stucco
Foundation:	Poured Concrete
Features:	Ceiling Fan(s), Kitchen Island, Open Floorplan, Quartz Counters

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-C2
Utilities:	-

Inclusions: Security Cameras, Doorbell camera, Digital Thermostat, Digital pin pads, TV Wall Mounts, Air Conditioner, Wall Mounted shelves, Garage Shelving

11-foot basement ceilings. A steam shower. Solar panels. This Banff Trail home stands out. Custom built with over 2,800 sq. ft. of finished living space, it pairs a chef's kitchen with an oversized quartz island, a striking floor-to-ceiling stone fireplace, and a vaulted primary retreat with a spa-inspired ensuite. Downstairs, oversized windows bring light into the spacious recreation room, complete with a wet bar, gas fireplace, fourth bedroom and full bathroom. Outside, enjoy a landscaped yard, expansive patio and detached double garage with epoxy flooring and custom shelving. Central A/C, built-in speakers and a prime location near the University of Calgary, hospitals, parks and downtown complete the package. Bold design, exceptional space and a location you will love. Welcome to luxury living in Banff Trail.