



GRASSROOTS
REALTY GROUP

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2404 25 Avenue NW
Calgary, Alberta

MLS # A2212342



\$2,499,997

Division:	Banff Trail		
Type:	Residential/House		
Style:	2 Storey		
Size:	4,160 sq.ft.	Age:	2017 (8 yrs old)
Beds:	7	Baths:	6 full / 2 half
Garage:	Triple Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Corner Lot, Fruit Trees/Shrub(s), Landscaped, Level, Rectangular		

Heating:	In Floor, ENERGY STAR Qualified Equipment, Fireplace(s), Forced Air, Natural Gas, Zoned	Water:	Public
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Stone, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Bookcases, High Ceilings, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Steam Room, Vaulted Ceiling(s)		
Inclusions:	NA		

Highly upgraded on the corner lot , bright SMART home with Elevator For all levels, over 5800 sqft of Finished space, walking distance to U of C / LRT station . Open Foyer Entrance with 10ft Ceiling on main floor, Den with Built ins / Brick work with formal dining area / family room. Gourmet kitchen / Dining area, Miele appliances, Walk in pantry, leading to Exposed patio with gas fire pit . Mudroom with custom Cabinetry and Family room with Tile to ceiling - linear gas fireplace. Hunter Douglas Drapery, 2 powder rooms on main floor with stunning Lights. Upper level with 4 bedrooms each with Ensuite and walk in closets with custom shelving / glass tiled showers / Heated Floors and Large laundry room. Fully finished Basement with media room - wet bar and additional bedroom and a steam shower. Touchless sensor toilets. Fully finished Legal 2 Bedroom Basement suite with separate entrance. Central Air conditioned . Landscaped with 4 zone sprinkler system.