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2611 25 Street SW Calgary, Alberta

MLS # A2240356



\$1,399,900

Division: Richmond Residential/House Type: Style: 3 (or more) Storey Size: 2,571 sq.ft. Age: 2023 (2 yrs old) **Beds:** Baths: 5 full / 1 half Garage: **Double Garage Detached** Lot Size: 0.07 Acre Lot Feat: Back Yard, Interior Lot, Landscaped

Heating: Water: Forced Air Floors: Sewer: Carpet, Hardwood, Tile Roof: Condo Fee: Asphalt Shingle **Basement:** LLD: Finished, Full Exterior: Zoning: Brick, Composite Siding, Stucco R-CG Foundation: **Utilities: Poured Concrete**

Features: Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, See Remarks, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Data

Inclusions:

N/A

Discover unparalleled luxury and versatility in this magnificent Richmond residence, boasting over 3650 sqft of meticulously developed living space. Imagine hosting unforgettable gatherings in the elegant living room, anchored by a cozy gas fireplace. The gourmet kitchen is a culinary masterpiece, featuring sleek Silestone Helix polished countertops and a premium Jennair appliance package (over \$32,000 value)—ready for your next culinary adventure. The main dwelling offers exceptional family comfort with five spacious bedrooms. The second floor presents a versatile layout, including a secondary primary bedroom with a 4-piece ensuite, ideal for extended family or guests, alongside two additional bedrooms perfect for home offices or quiet study. Ascend to the third-floor sanctuary: a luxurious primary suite complete with a spa-inspired ensuite and a private patio offering captivating downtown skyline views. Every detail in this home speaks to quality, from the gleaming hardwood floors and quartz countertops to the soaring vaulted ceilings. Step outside to a private composite deck, perfect for summer evenings, and enjoy the vibrant Richmond community with its parks, schools, and effortless downtown access. Adding to the allure is a legal 1-bedroom carriage house above the double garage. This flexible space is an incredible asset, providing significant income potential as a long-term or short-term rental, or offering private accommodation for guests or family. Practical amenities like 200 amp electrical service, 220v garage rough-in, and included air conditioning ensure comfort and convenience. This isn't just a home; it's where your family's next chapter of cherished memories begins.