



GRASSROOTS
REALTY GROUP

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2603 25 Street SW
Calgary, Alberta

MLS # A2243294



\$889,987

Division:	Richmond		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,848 sq.ft.	Age:	2008 (17 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Dog Run Fenced In, Front Yard, Landscaped, Rectan		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Smart Home, Soaking Tub, Solar Tube(s), Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound		
Inclusions:	Convection Stove, Solar Panels		

Enjoy the immediate benefits of solar power with your fully equipped, environmentally friendly home. As the new homeowner, you will benefit directly from the seller's investment in solar energy. The solar panel system has been fully operational for over 5 years, allowing you to enjoy virtually free electricity from your own power source grid. Upon entering this magnificent home, you are welcomed by gorgeous hardwood floors accented with ceramic tile, setting the tone for the elegant living space. The front living room is a perfect introduction to the home's warmth and charm. The heart of this home is a gargantuan, fully functional, gourmet-inspired kitchen, complete with a breakfast bar and spacious nook that flows effortlessly into the large family room - perfect for entertaining or relaxing. Built-in features and thoughtful highlights add convenience and style throughout. The chef's kitchen boasts endless counter space and bright, open windows that fill the space with natural light, enhancing your sense of well-being. The mudroom off the garage serves as a practical landing zone, ideal for everyday use. Upstairs, a beautifully crafted iron handrail leads you to the upper living quarters. Soaring vaulted ceilings elevate the luxurious primary bedroom, which features a stunning 6-piece spa-like ensuite. Unwind in the jetted hydrotherapy tub after a long day, or start your morning in the separate glass shower. A romantic double-sided fireplace adds warmth and ambiance to your ensuite. You'll also find two well-proportioned bedrooms and an amazing laundry room, complete with sink and ample cabinetry - an absolute bonus. The fully developed lower level includes in-floor heating, a fourth bedroom, a 4-piece bathroom, and a large family room perfect for movie nights or gatherings, complete with highlight-reel-worthy entertainment features. Additional upgrades

include air conditioning, a built-in sound system, and a thoughtfully designed backyard with custom dog stairs and a dog run. Call today to book your private showing and experience this exceptional home for yourself! Drive buy 2603-25 St.S.W. Ask your Realtor in supplements for all info regarding solar electricity benefits.