



GRASSROOTS
REALTY GROUP

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450 25 Street NW
Calgary, Alberta

MLS # A2258709



\$1,750,000

Division:	West Hillhurst		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,827 sq.ft.	Age:	2023 (2 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Few Trees, Irregular Lot, Lawn, Level, Str		

Heating: In Floor, Forced Air, Natural Gas

Floors: Carpet, Hardwood, Tile

Roof: Asphalt Shingle

Basement: Full

Exterior: Composite Siding, Stone, Wood Frame

Foundation: Poured Concrete

Features: Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s)

Inclusions: n/a

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Experience timeless elegance in this custom-built family home, ideally located in the heart of West Hillhurst. Crafted with exceptional attention to detail and interiors designed by renowned Bay and Co., this residence blends high end finishes, thoughtful design, and a truly functional layout that feels as welcoming as it is refined. Step into a spacious, light filled foyer and immediately appreciate the quality craftsmanship. A custom glass walled home office sits just off the entry, both a striking design element and a practical workspace. A wide, arched hallway leads into the heart of the home, where sophistication and comfort effortlessly converge. A dreamy kitchen is the centrepiece anchored by an oversized island that invites gathering and connection. Outfitted with premium stainless steel appliances including a Wolf gas cooktop, extensive cabinetry, and sleek counters, it's a space designed to inspire. An expansive butler's pantry with built-in wall oven, microwave, and bar fridge offers ample storage and seamless access to the attached double garage (pre-wired for EV hookup); a rare and coveted inner city feature. The main living area features a cozy yet elegant living room with a gas fireplace flanked by custom built-ins, and a spacious dining area perfect for hosting. Sliding glass doors extend the living space outdoors to a covered patio, complete with an automatic privacy screen, creating a year-round outdoor retreat. Upstairs, the open riser staircase adorned with plush carpeting, leads to a large bonus room, laundry room with sink, 4pc bathroom, and three generous bedrooms. The primary is a true sanctuary, featuring a custom walk-in closet and an indulgent 6pc ensuite with in-floor heat, glass enclosed shower, and deep soaker tub for the ultimate relaxation experience. The fully developed lower level continues the theme of

comfort and versatility with heated tiled floor workspace, a spacious rec room, games/exercise area, and a fourth bedroom ideal for guests or teens. Outside, enjoy a peaceful, fenced backyard with lush green space that's perfect for children and pets. Located steps from Helicopter Park, Karl Baker off-leash dog park, the Bow River Pathway, Foothills Hospital, and just minutes to Kensington and the downtown core, this exceptional property offers the ultimate in inner city living. A home where impeccable design meets everyday comfort, come experience the elevated lifestyle this gem has to offer.