



GRASSROOTS
REALTY GROUP

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2810 25A Street SW
Calgary, Alberta

MLS # A2280876



\$875,000

Division:	Richmond		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,984 sq.ft.	Age:	2007 (19 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Paved, Plug-In		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Garden, Landscaped, Low Maintenance L		

Heating:	High Efficiency, In Floor, Electric, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt/Gravel	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Beamed Ceilings, Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Skylight(s), Steam Room, Sump Pump(s), Tankless Hot Water, Wet Bar, Wired for Sound

Inclusions: Main floor TV & Wet bar fridge can be negotiated.

WELCOME HOME to this CUSTOM BUILT INFILL in BEAUTIFUL RICHMOND PARK/KNOBHILL . TOTAL OF 5 BEDROOMS & 4 BATHS with AC System. This open floor plan offers LUXURY VINYL PLANKS, a PRIVATE DINING ROOM, a living room with UNIQUE WALL FLAME GAS FIREPLACE and a DESIGNER KITCHEN with GRANITE COUNTER TOPS. The kitchen also features CUSTOM BUILT CABINETRY, a BUTLER PANTRY, a GLASS TILE BACKSPLASH and TOP OF THE LINE STAINLESS STEEL with CUSTOM WOOD PANEL APPLIANCES. Nice SPINDLE RAILING STAIRCASE leading to the upper level with SKYLIGHTS that gives LOTS OF NATURAL LIGHT. SPACIOUS MASTER BEDROOM with 5 PIECE ENSUITE SPA with a STEAM SHOWER, TILE SURROUND. 2 ADDITIONAL GOOD SIZED BEDROOMS, one has a PRIVATE BALCONY, a FULL BATH and LAUNDRY ROOM completes the upper level. Additional features includes a way beyond average THICK SOLID CORE TALL DOORS THROUGHOUT the home, a BACK ENTRY MUDROOM, NO CARPETS, LVP FLOORING on ALL 3 FLOORS, PRE-WIRED 5.1 AUDIO SOUND SURROUND & SPEAKERS, INFLOOR HEATING in the BASEMENT & BATHROOMS and CUSTOM WOOD SHELVINGS with BUILT-INS in all CLOSETS, PHANTOM RETRACTABLE SCREEN DOORS and TANKLESS HOT WATER with RESERVOIR. The FULLY FINISHED BASEMENT INCLUDES 2 BEDROOMS, a HUGE REC ROOM/FAMILY ROOM with a WETBAR AND a 4 PC BATH. DETACHED DOUBLE GARAGE has CUSTOM HANGING METAL SHELVES for EXTRA STORAGE . A TRULY WONDERFUL FAMILY HOME. Book your private viewing today!

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