



3035 25 Street SW
Calgary, Alberta

MLS # A2141769



\$1,749,000

Division:	Richmond		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,957 sq.ft.	Age:	2013 (11 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Heated Garage, Triple Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Underground Sprinklers		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Pantry, Walk-In Closet(s), Wet Bar		

Inclusions: Murphy Bed

Welcome to your dream home in desirable inner city Richmond/Killarney in Calgary! This luxurious custom-built family home is designed to cater to all your needs with a blend of elegance and practicality - boasting 6 bedrooms, triple car garage and 4,249 total sq. ft. As you step into this stunning property, you'll be greeted by solid construction and high ceilings, creating a sense of space and grandeur. Highlights include a gorgeous central hall layout, main floor office/den, and a formal dining room. The family functional kitchen, nook, and great room overlook the private west-facing backyard, providing a perfect setting for both everyday living and entertaining. The upper floor features four generously sized bedrooms, including three side-by-side kids' rooms, ensuring your family has ample space to grow. The primary suite is a true sanctuary featuring spa like ensuite with heated floors and thoughtfully separated from the kids' rooms with advanced soundproofing for added privacy. The upper-floor laundry room provides convenience with ample storage space, making household chores a breeze. The lower floor is an entertainment paradise, with a spacious recreation and games room complete with a wet bar and a glass-enclosed, temperature-controlled wine room. Two additional bedrooms on this level offer flexibility for guests or home gym. This home is ideally located for a convenient lifestyle, within walking distance to Marda Loop shops & restaurants, an 8-minute commute to downtown Calgary and quick access to Bow Trail. Outdoor enthusiasts will love the easy access to river bike paths. Step outside to enjoy the serene outdoor spaces, including a front covered porch and an expansive, elevated backyard deck. The backyard is a true oasis, featuring a magnificent 5-story tall original Willow tree. The oversized 3-car detached garage with a built-in electric heater

provides plenty of parking and storage options. The large, family-functional mudroom offers easy access to the garage, making daily routines more manageable. Don't miss the opportunity to own this exceptional property in one of Calgary's most sought-after inner city neighbourhoods. Contact us today to schedule a viewing and make this luxurious custom-built family home yours!