\$1,842,500 - 448 25 Avenue Ne, Calgary

MLS® #A2191379

\$1,842,500

5 Bedroom, 6.00 Bathroom, 3,208 sqft Residential on 0.11 Acres

Winston Heights/Mountview, Calgary, Alberta

Welcome to this EXQUISITELY DESIGNED CUSTOM-BUILT LUXURY HOME in Calgary's vibrant inner city! This property exudes elegance from the moment you approach, w/ its STRIKING BRICK EXTERIOR featuring Hardie board & modern accents. The FULLY FINISHED DOUBLE-ATTACHED GARAGE offers EPOXY FLOORING, HOT & COLD WATER TAPS, & an ELECTRIC VEHICLE ROUGH-IN, showcasing meticulous attention to detail. Step inside to discover 10-FT CEILINGS & stunning ENGINEERED WHITE OAK HARDWOOD flooring that flows throughout. The open-concept design is drenched in natural light, creating a warm & inviting ambiance during the day, w/ INSET LIGHTING IN THE CEILING for a lavish atmosphere at night. The kitchen is a chef's dream, boasting a LONG ISLAND DRIPPING W/ MARBLE FULL SLAB QUARTZ & oak slats, premium flat panel cabinetry, & a THERMADOR APPLIANCE PACKAGE. A versatile WALKTHROUGH PANTRY offers direct garage access, a sink, & additional storage. The dining area is a true showpiece, featuring a CUSTOM WINE DISPLAY & RIBBED GLASS CABINETRY to elevate your entertaining space. Anchoring the living room is a GAS FIREPLACE framed by a PORCELAIN SLAB SURROUND & BENCH, enhanced by a stunning SLATTED WOOD FEATURE WALL, while the bright den/office w/ a FULL-HEIGHT GLASS FEATURE overlooks the central open riser staircase. The







mudroom & front entry exudes opulence, w/ **CUSTOM WOOD SLAT FEATURE WALLS &** PORCELAIN BENCHES. A powder room w/ luxury wallpaper & a BLACK GRANITE VESSEL SINK complete the main level. Upstairs, the luxury continues w/ a VAULTED BONUS ROOM featuring a BUILT-IN MEDIA CENTER & LED LIGHTING, perfect for family gatherings. Two additional bedrooms, each w/ a DESIGNER ENSUITE, provide privacy & comfort. The PRIMARY RETREAT is a showstopper, boasting a VAULTED CEILING, SLATTED OAK FEATURE WALL W/ LED LIGHTING, & an ELECTRIC FIREPLACE W/ FULL-TILE SURROUND. The EXTRAVAGANT WALK-IN CLOSET. illuminated by a SKYLIGHT, is FULLY CUSTOM w/ OAK MILLWORK, glass display cabinets, & an island w/ drawers & a glass top. The spa-like ensuite features a FULL WALL OF QUARTZ, a freestanding tub, dual vanities, heated tile flooring, & a STEAM SHOWER w/ a rain head & body jets. Well thought out & nicely tucked away is your private entrance to the LEGAL 2-BED, 2-BATH SUITE (subject to approvals by the city). This suite boasts 9-ft ceilings, luxury vinyl plank flooring, & acoustic sound insulation. The modern kitchen is outfitted w/ flat-panel cabinetry & quartz counters, while the living room features a **BUILT-IN MEDIA CENTER W/LED** LIGHTING. Both bedrooms include built-in closets, & the suite is completed w/ a 3-pc ensuite, a 4-pc main bath, & a dedicated laundry room. Located in the sought-after community of WINSTON HEIGHTS this home places you steps away from The Winston Golf Club, Edmonton Trail, Lina's Italian Market, & Co-Op. Moments from Bridgeland's trendy shops & restaurants, w/ schools, parks, & the Renfrew Aquatic Centre nearby, this home delivers luxury, modern conveniences, & an unbeatable location!

Essential Information

MLS® # A2191379 Price \$1,842,500

Bedrooms 5
Bathrooms 6.00
Full Baths 5
Half Baths 1

Square Footage 3,208
Acres 0.11
Year Built 2024

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

Community Information

Address 448 25 Avenue Ne

Subdivision Winston Heights/Mountview

City Calgary
County Calgary
Province Alberta
Postal Code T2E 1Y3

Amenities

Parking Spaces 4

Parking Double Garage Attached, Driveway, Front Drive

of Garages 2

Interior

Interior Features Built-in Features, Closet Organizers, Double Vanity, High Ceilings,

Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Vaulted

Ceiling(s), Chandelier

Appliances Built-In Oven, Dishwasher, Garage Control(s), Microwave, Range Hood,

Refrigerator, Gas Cooktop

Heating Forced Air Cooling Rough-In

Fireplace Yes

of Fireplaces 2

Fireplaces Gas

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features None

Lot Description Back Yard, Landscaped, Rectangular Lot, Street Lighting

Roof Asphalt Shingle

Construction Brick, Composite Siding, Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed January 31st, 2025

Days on Market 65

Zoning R-C2

Listing Details

Listing Office RE/MAX House of Real Estate

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