

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

MLS® #A2191379

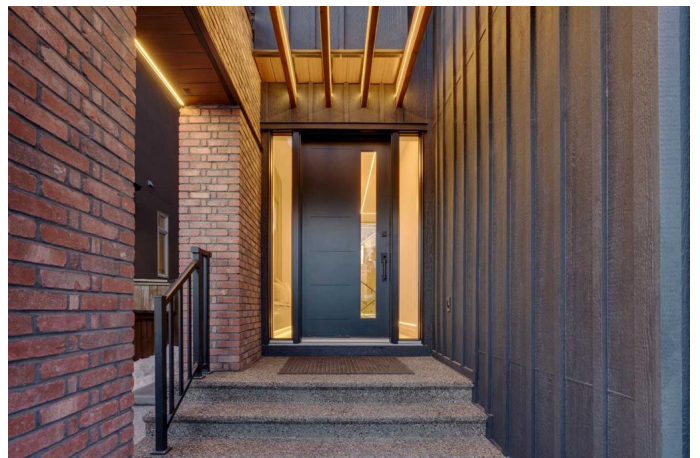
**\$1,842,500**

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!

Built in 2024

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	Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Vaulted Ceiling(s), Built-in Features, Chandelier, No Animal Home, No Smoking Home, Quartz Counters
Appliances	Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator, Built-In Oven, 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	Wood Frame, Brick, Composite Siding, Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	January 31st, 2025
Days on Market	91
Zoning	R-C2

### **Listing Details**

Listing Office	RE/MAX House of Real Estate
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