

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

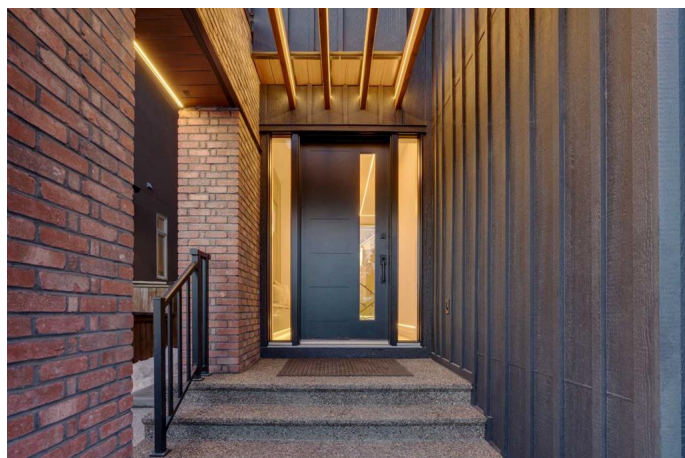
MLS® #A2191379

**\$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	77
Zoning	R-C2

### **Listing Details**

Listing Office	RE/MAX House of Real Estate
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.