

\$1,250,000 - 614 25 Avenue Ne, Calgary

MLS® #A2108485

\$1,250,000

4 Bedroom, 4.00 Bathroom, 2,458 sqft

Residential on 0.15 Acres

Winston Heights/Mountview, Calgary, Alberta

This beautiful two-storey family home offers over 3600 sq.ft. of developed living space. The open concept main level offers a gorgeous, vaulted foyer with massive crystal chandelier. 9ft. ceilings & the hardwood floors throughout are bathed in natural light showcasing the living room, dining room, bright kitchen, nook area & large family room with wood burning fireplace and mantle. This home was made for entertaining. A den, 3-piece powder room and laundry room/mudroom with access to the garage completes the main level. The upper level hosts a luxurious primary suite with sitting area, walk-in closet and four-piece en-suite with large walk-in glass shower as well as two additional bedrooms and a 4-piece bathroom. The fully finished basement has been newly renovated to include a wet bar/snack area complete with 100-year-old Chicago style brick, a gym area with rubber flooring and floor to ceiling mirrors as well as a 5.1 Atmos surround sound theatre system with 120-inch screen. Amazing for sports games and family movie night. The double attached heated garage received an overhaul this past year with new Epoxy flooring and built in cabinetry as well as new LED lighting. Leading up to the garage you'll notice the exposed concrete oversized driveway that easily fits 3 cars. The backyard has been completely landscaped and includes a large deck with eating area and 6-man built-in hot tub with privacy screen. A fully cemented, fenced dog run spans the west side of the home. The underground sprinkler



system allows peace of mind for watering and 2 new A/C units ensures comfort in the warm summer months. All of this on a 50 x 130 lot only minutes to downtown in the well-established community of Winston Heights Mountview with schools, playgrounds, The Winston golf course and a short drive to the Foothills Hospital, Children's Hospital, SAIT, U of C and so many other amenities.

Built in 1996

Essential Information

MLS® #	A2108485
Price	\$1,250,000
Sold Price	\$1,200,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,458
Acres	0.15
Year Built	1996
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	614 25 Avenue Ne
Subdivision	Winston Heights/Mountview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 1Y5

Amenities

Parking Spaces	6
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Parking	Double Garage Attached
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Interior

Interior Features	Bookcases, Built-in Features, Chandelier, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Pantry, See Remarks, Skylight(s), Storage, Walk-In Closet(s), Wet Bar
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Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Stove, Microwave, Oven, Refrigerator, Washer, Window Coverings
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Heating	Forced Air, Natural Gas
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Cooling	Central Air
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Fireplace	Yes
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# of Fireplaces	1
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Fireplaces	Family Room, Mantle, Wood Burning
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Has Basement	Yes
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Basement	Finished, Full
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Exterior

Exterior Features	Dog Run, Private Yard
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Lot Description	Back Yard, Dog Run Fenced In, Landscaped, Level, Street Lighting, Underground Sprinklers, Rectangular Lot
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Roof	Asphalt Shingle
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Construction	Stucco, Wood Frame
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Foundation	Poured Concrete
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Additional Information

Date Listed	February 16th, 2024
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Date Sold	March 14th, 2024
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Days on Market	27
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Zoning	R-C2
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HOA Fees	0.00
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Listing Details

Listing Office	RE/MAX Real Estate (Central)
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