

\$1,799,900 - 2032 25a Street Sw, Calgary

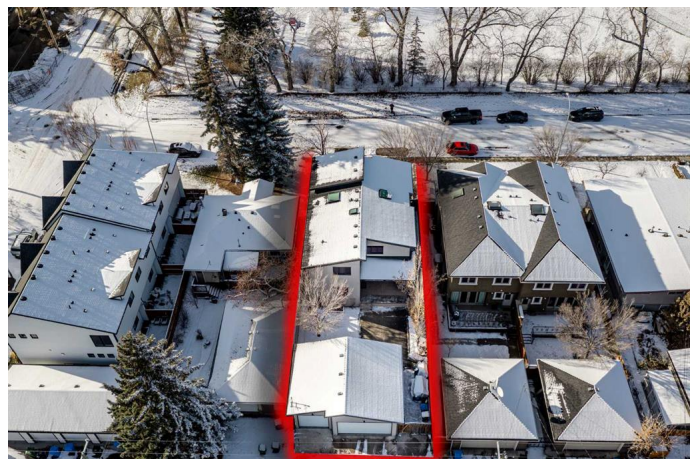
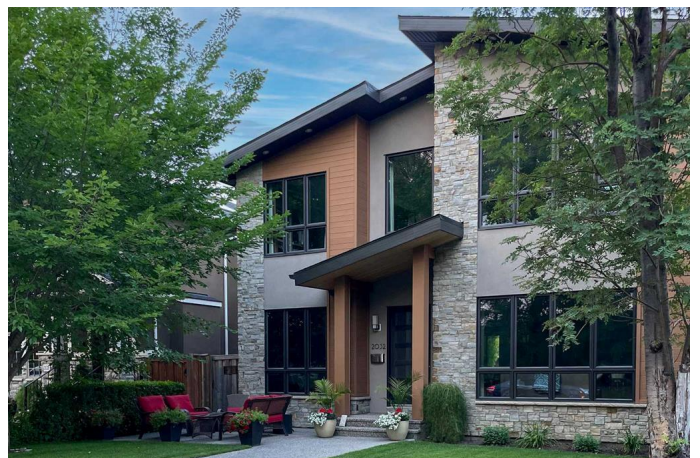
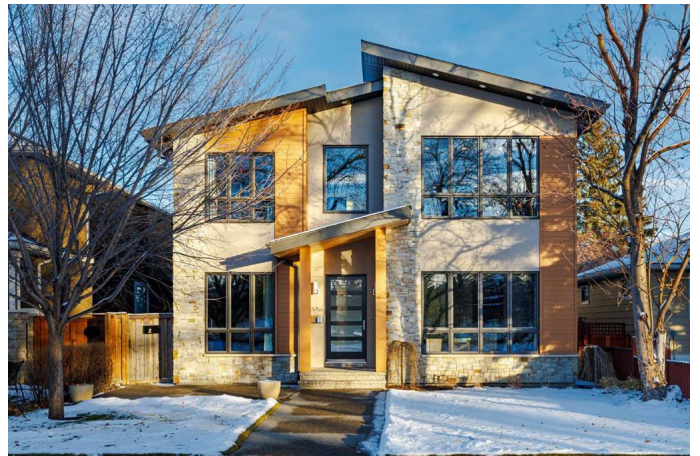
MLS® #A2112694

\$1,799,900

5 Bedroom, 5.00 Bathroom, 3,132 sqft
Residential on 0.12 Acres

Richmond, Calgary, Alberta

This incredible modern contemporary custom-built home is located in the community of Richmond/Killarney across from a park, playground, & fenced-off-leash dog park. This two-story home is ideal for a large family seeking the ultimate dream home that offers everything including 5 bedrooms & 4.5 bathrooms. The main floor consists of an office, a gourmet chef's kitchen, a walk-in pantry, a spacious dining room, a bright living room, a large mudroom, & powder room. The stunning living room's focal point incorporates beautiful floating shelves, a gas fireplace with natural stone, & a maple mantle. The main floor's custom-built office features solid maple shelving, drawers & built-in desk. The main floor gourmet solid walnut kitchen houses a full granite slab-sized island with high-end appliances that include a Miele dishwasher, Miele built-in side-by-side fridge freezer combination, Miele wall oven, Miele convection microwave, double sink with garburator, Viking 36" 6-burner gas cooktop & commercial grade hood fan. The dining area off the kitchen also has 8' sliding patio doors to complement indoor/outdoor living. The custom-built solid walnut mudroom includes five lockers, two closets, storage & benching. Natural walnut hardwood floors flow through the main floor's office, living area, open staircase leading upstairs, & the upstairs hallway. The main floor features 9' clear soaring ceilings, a hydronic floor heating system, & 18"x36" travertine floors at the



entryway, kitchen, dining & mudroom areas. Upstairs you will find 4 carpeted bedrooms, two of which include their own ensuites & walk-in closets, an extra 4-pc bathroom, & a laundry room with storage & sink. The primary bedroom has a skylight, 11' high ceilings, oversized windows, a walk-in closet with doors, a shoe rack & ample shelving. The primary bedroom's dreamy 5-pc ensuite includes dual vanities, a spacious shower & air-jetted tub with a heated back & beautiful fixtures. The carpeted basement with 9' clear ceilings has an additional bedroom with a custom-built walk-in closet, a 4-pc bathroom with stand-up shower, a gym with durable gym flooring & mirrored walls, a wet bar with bar fridge, hydronic in-floor heating & a large entertainment movie room with shelving. The outdoor areas have been beautifully landscaped with perennial plants, an irrigation system, front & rear exposed aggregate concrete patios. The backyard features a partly covered exposed aggregate concrete deck with natural gas BBQ hookup. The oversized triple detached garage with high ceilings has been drywalled & insulated with a natural gas line connection (for future heating). The mechanical room features a heat-flo unit for in-floor heating, a boiler system providing hot water on demand & heated floors on main/basement levels, a carrier high-efficiency heat furnace & an HRV system. This home is located minutes from downtown, schools, hospitals & countless amenities. Don't miss out & book your showing today!

Built in 2012

Essential Information

MLS® #	A2112694
Price	\$1,799,900
Sold Price	\$1,725,000

Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,132
Acres	0.12
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	2032 25a Street Sw
Subdivision	Richmond
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 1Y7

Amenities

Parking Spaces	3
Parking	Alley Access, Garage Faces Rear, Paved, Triple Garage Detached

Interior

Interior Features	Bidet, Bookcases, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Pantry, Recessed Lighting, See Remarks, Skylight(s), Sump Pump(s), Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Built-In Freezer, Built-In Gas Range, Built-In Oven, Built-In Refrigerator, Central Air Conditioner, Convection Oven, Dishwasher, Dryer, Garage Control(s), Garburator, Range Hood, Washer, Window Coverings, Wine Refrigerator
Heating	Boiler, High Efficiency, In Floor, Fireplace(s), Forced Air, Humidity Control, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Blower Fan, Gas, Living Room, Stone

Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Playground, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Many Trees, Underground Sprinklers, Rectangular Lot
Roof	Asphalt Shingle
Construction	Cedar, Stone, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 8th, 2024
Date Sold	April 2nd, 2024
Days on Market	25
Zoning	DC (pre 1P2007)
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Bravo Realty
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