

# \$865,000 - 605a 25 Avenue Ne, Calgary

MLS® #A2171404

**\$865,000**

4 Bedroom, 4.00 Bathroom, 1,961 sqft

Residential on 0.07 Acres

Winston Heights/Mountview, Calgary, Alberta

This exquisite inner-city home is EXTREMELY WELL-MAINTAINED on a QUIET STREET with a sunny SOUTH-FACING BACKYARD. LOADS OF HIGH-END INCLUSIONS AND UPGRADES such as HOME THEATRE EQUIPMENT, A MOTORIZED AWNING and MOTORIZED WINDOW COVERINGS really set this home apart! Over 2,800 sq. ft of developed space is the definition of a luxurious oasis, loaded with every modern convenience, designer influences and seemingly endless NATURAL LIGHT. Every square inch of the stunning home tells a story! A private foyer leads directly into the front dining room where OVERSIZED WINDOWS and an added corner window stream in sunshine. The GRAND OPEN FLOOR PLAN includes a centre, galley-style kitchen that inspires culinary adventures featuring a NEW (1 YEAR OLD) GAS STOVE, a built-in wall pantry, QUARTZ COUNTERTOPS, full-height cabinets and a massive centre island to casually gather. Unwind in front of the GAS FIREPLACE or included TV and mount in the adjacent living room binge watching your favourite show. Patio sliders lead to the backyard creating seamless flow and inviting an effortless indoor/outdoor lifestyle. A tucked away powder room completes this level. Grand VAULTED CEILINGS and oversized windows adorn the primary bedroom on the upper level creating a true owner's retreat with high-end features that include MOTORIZED WINDOW COVERS, an included TV and mount, a



CUSTOM WALK-IN CLOSET and a SPA-INSPIRED ENSUITE boasting IN-FLOOR HEATING, DUAL SINKS, A DEEP SOAKER TUB AND A SEPARATE SHOWER. Both additional bedrooms on this level are spacious and bright with easy access to the SECOND 5-PIECE BATHROOM so that each kid can have their own sink! Laundry is also conveniently located on this level, no need to haul loads up and down the stairs. Convene in the FINISHED BASEMENT just as decadent as the rest of the home and enjoy relaxing evenings in the rec room with a FULL THEATRE SETUP that includes all AV EQUIPMENT: SPEAKERS, AMP, SCREEN, PROJECTOR, AN XBOX and more. Easily refill drinks and snack at the BAR WITH 2 FRIDGES for both cans and wine bottles. A 4th bedroom with a large walk-in closet and an upgraded concrete window well is handily located near the 3-piece bathroom, perfect for guests or a home office. Host summer barbeques on the EXPANSIVE FULL-WIDTH VINYL DECK in the sunny south yard with a MOTORIZED SHADE SAIL for reprieve from the sun. Plenty of grassy yard remains for kids and pets to safely play nestled behind the INSULATED DOUBLE DETACHED GARAGE. Addition upgrades include A DUAL ZONE HIGH-EFFICIENCY FURNACE, TRIPLE PANE WINDOWS and a Navien HOT WATER ON DEMAND system. The exceptional home is incredibly located close to the Mountain View Community Centre, Winston Golf Course, the ice rink, several schools, numerous parks and the extensive pathway system that winds its way around this serene yet urban community.

Built in 2014

### **Essential Information**

MLS® #

A2171404

Price	\$865,000
Sold Price	\$855,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,961
Acres	0.07
Year Built	2014
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

### Community Information

Address	605a 25 Avenue Ne
Subdivision	Winston Heights/Mountview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 1Z6

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Insulated

### Interior

Interior Features	Bar, Breakfast Bar, Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Tankless Hot Water, Walk-In Closet(s), Low Flow Plumbing Fixtures
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Oven
Heating	High Efficiency, Forced Air, Natural Gas, In Floor
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes

Basement                      Finished, Full

**Exterior**

Exterior Features      Lighting, Private Yard, Awning(s)  
Lot Description        Back Lane, Back Yard, Lawn, Landscaped  
Roof                      Asphalt Shingle  
Construction          Stucco, Wood Frame  
Foundation            Poured Concrete

**Additional Information**

Date Listed              October 15th, 2024  
Date Sold                November 4th, 2024  
Days on Market        20  
Zoning                    R-CG  
HOA Fees                0.00

**Listing Details**

Listing Office            eXp Realty

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.