

124 25 Avenue NE
Calgary, Alberta

MLS # A2344236



\$829,900

Division:	Tuxedo Park		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,928 sq.ft.	Age:	2013 (13 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Separate Entrance		

Inclusions: N/A

****Open House Sunday Sept 20th 12-2PM!!**** Welcome Home! Nestled in the heart of Tuxedo, this exquisite semi-detached home, with walkout basement, offers an unparalleled blend of comfort, size and convenience. Just a short distance from Confederation Park and the Winston Golf course and conveniently located less than ten minutes from downtown. Stepping inside, you'll immediately feel at home with a wide-open and welcoming layout, perfect for entertaining. This main floor will feel bigger than it is, unlike some of the newer builds that tend to feel a little more tight. Beautiful hardwood floors lead you through the main floor. A large, granite-topped island is the centrepiece of the home and just behind it is a built in work space, perfect for working from home or for the kids homework station. Whether whipping up a quick meal or hosting a dinner party, this space is designed to inspire and to gather. You can stop wondering if your couch will fit in the living room, because it certainly will here. In fact, you'll likely need to buy another one just to fill the space! Plenty of room for the whole family to gather in this oversized living space, where the gas fireplace will keep you warm and cozy in the winter and central AC to keep you cool in the summer. Outside, you'll find the upper deck, providing you with a great indoor/outdoor flow. Upstairs, you will find 3 bedrooms, including a large Primary suite featuring a generous walk-in closet with loads of built-in cabinetry and a private ensuite complete with a soaker tub and separate shower. Take note of all the natural light that floods through the upper floor, as well as the landing at the top of the stairs that can be used for storage or another work/homework station. Finally, head down to the walkout basement where you'll find another bedroom, full bathroom, large living room, workstation and

loads of storage. One thing about a home built in this era, is that they factored in storage space, which I'm sure you will appreciate here. The walkout door leads you the lower deck and the backyard/garage. In Calgary, where we get many chinook days in the winter, you'll actually be able to sit outside should you want to, as this space is covered and protected from the elements. Don't forget to take a look inside the large entry closet on the lower level, with more room for storage. The garage is insulated and large enough to fit both of your cars. Just minutes to Confederation Park, schools, amenities, and transit. Only a 4 minute drive to the Mt Pleasant outdoor pool! Everything you need is right here. With over 1,900 sq ft of fully developed space, this is easily one of the best-value homes in the inner city — offering the space, finishings, and heart you've been searching for. Don't miss your chance to fall in love with Tuxedo Park living - book your showing today!