

3510 25 Avenue SW
Calgary, Alberta

MLS # A2216471

\$924,900

Division:	Killarney/Glengarry		
Type:	Residential/Duplex		
Style:	4 Level Split, Attached-Side by Side		
Size:	1,760 sq.ft.	Age:	2011 (14 yrs old)
Beds:	4	Baths:	2 full / 2 half
Garage:	Double Garage Detached		
Lot Size:	0.01 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	n/a		

Introducing a Modern French Country Gem in Killarney. This stunning four-level split half-duplex perfectly blends rustic charm with refined elegance. Situated on a desirable corner lot in the sought-after community of Killarney, this home offers approximately 2,300 sq ft of beautifully finished living space, featuring 4 bedrooms, 4 bathrooms, a home gym/family room, and a bonus room. From the moment you step inside, you'll be captivated by the sun-drenched interior, thanks to large south- and east-facing windows. The open-concept main level impresses with exposed beams, 11' height ceilings and a magnificent stone fireplace, plus open-riser staircases that highlight the home's architectural beauty. Love to cook? Check out the gourmet kitchen that a chef's delight with granite countertops, an oversized island with breakfast bar, extended cabinetry, and a gas stove. The adjacent dining area opens to the patio via charming double French doors, perfect for entertaining or enjoying your morning coffee. A main-floor laundry room adds extra convenience. Upstairs, you'll find three spacious bedrooms, including a luxurious primary retreat with a 5-piece ensuite featuring a soaker tub, double vanity, tiled shower, and a generous walk-in closet. The bonus room is ideal as a home office or reading nook. 2 additional bedroom are of a very good size with an adjacent 4 pcs bathroom. All bathrooms and the kitchen are accented with elegant travertine tile. The third level is partially above grade, offering a sunlit guest bedroom with a walk-in closet, while the lower level boasts a large family room perfect for movie nights or casual gatherings. Outside, enjoy the low-maintenance yard and a double detached garage. Located close to top-rated schools, parks, and essential amenities, with quick access to downtown Calgary, walking distance to 17 Ave

and major routes, and the mountains—this home truly has it all. A private tour is most deserving—come experience this exceptional property today!