



THE
A-TEAM

**RE/MAX
FIRST**

3708 8 Avenue, Calgary T2N 1E1

MLS®#: **A2133900**

Area: **Parkdale**

Listing Date: **05/23/24**

List Price: **\$2,398,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2024**
Lot Information
Lot Sz Ar: **5,400 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **3,433**
Low Sqft:
Ttl Sqft: **3,433**

DOM

33
Layout
Beds: **5 (4 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,No Neighbours Behind,Sloped Up,Subdivided**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **High Efficiency,Electric,ENERGY STAR Qualified Equipment,Fireplace(s),Heat Pump,Solar**
Sewer:
Ext Feat: **Other**

Construction: **Brick,ICFs (Insulated Concrete Forms),Mixed,Stucco,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Hardwood,Tile**
Water Source:
Fnd/Bsmt: **Combination,ICF Block**

Kitchen Appl: **Bar Fridge,Built-In Freezer,Built-In Refrigerator,Central Air Conditioner,Dishwasher,Induction Cooktop,Range,Range Hood,Washer/Dryer**
Int Feat: **Bar,Beamed Ceilings,Built-in Features,Chandelier,Closet Organizers,Crown Molding,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Storage,Sump Pump(s),Tray Ceiling(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Second	12`0" x 19`4"	Bedroom	Second	13`6" x 14`0"
Bedroom	Second	12`0" x 13`8"	Bedroom	Second	10`0" x 14`2"
Bedroom	Lower	12`1" x 11`6"	6pc Ensuite bath	Second	8`8" x 18`4"
5pc Bathroom	Second	6`0" x 14`0"	4pc Bathroom	Lower	9`10" x 6`10"
Mud Room	Lower	9`4" x 6`3"	Game Room	Lower	18`6" x 20`9"
Exercise Room	Lower	15`5" x 15`4"	Dining Room	Main	13`7" x 19`4"
Kitchen	Main	21`7" x 16`5"	Pantry	Main	21`7" x 6`0"
Living Room	Main	20`9" x 19`11"	2pc Bathroom	Main	7`1" x 6`11"

Office	Main	12`4" x 6`11"	Laundry Legal/Tax/Financial	Second	7`9" x 14`4"
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Title: Fee Simple	Zoning: R-C2
Legal Desc:	2410422

Remarks

Pub Rmks: **Hello Georgia! Homes by Sorensen proudly presents our latest marvel: a Net Zero Energy single-family showstopper, The Georgia. Nestled on one of Parkdale's most coveted streets, this lot is 38-foot in width and an impressive 150-foot in depth, offering a sprawling canvas for your dreams. Step into luxury as you enter the expansive main floor, where privacy meets an inviting open-concept design. The heart of the home, a central kitchen, beckons gatherings with its elegant separation from the decadent dining area, distinguished by a striking arch detail. Beyond, the breathtaking living room with white beams and a sliding back door, seamlessly blending indoor and outdoor living. Your living room is finished off with a home office and powder room, behind hidden doors, concealed with timeless wall moldings. Discover a haven upstairs, where the principal bedroom steals the spotlight with its majestic barrel arch ceiling echoing the allure of the south-facing window. Unwind in the spa-like ensuite, where arched doors usher you into a realm of opulence, featuring dual sinks, a freestanding tub, a spacious steam shower, and a water closet. Abundant storage awaits in the principal walk-in closet, with convenient access to the laundry room. The upper level also hosts three generous secondary bedrooms, complete with designated desk spaces, linen storage, and a thoughtfully designed bathroom with separate shower and toilet areas, perfect for busy mornings. Descend into the lower level, where endless entertainment awaits in the expansive rec room, complete with a timeless wet bar featuring an arch and antiques mirror. A fifth bedroom and a well-appointed home gym offer additional spaces for guests and growth. Outside, the oversized patio leads to a sprawling backyard oasis, enveloped in privacy, thanks to the absence of rear neighbors. With easy access to Shaganappi Trail, 16th Ave, Foothills Hospital, UofC, the River, and Downtown, this home offers unparalleled convenience. And let's not forget, it's a Net Zero Energy marvel! Meticulously crafted with superior wall assemblies, an insulated concrete foundation, a complete solar setup, an air source heat pump, and more. Sustainability meets sophistication. Customizations are available for a limited time—seize the opportunity to make this extraordinary residence your own. Contact your Realtor today to embark on a journey of luxury and sustainability!**

Inclusions: **N/A**
 Property Listed By: **Real Estate Professionals Inc.**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123





