



THE
A-TEAM

**RE/MAX
FIRST**

8220 9 Avenue, Calgary T3H 0C2

MLS®#: **A2180252**

Area: **West Springs**

Listing Date: **11/21/24**

List Price: **\$1,135,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2008**

Finished Floor Area

Abv Sqft: **2,743**

Low Sqft:

Ttl Sqft: **2,743**

Lot Information

Lot Sz Ar: **6,275 sqft**

Lot Shape:

DOM

30

Layout

Beds: **3 (3)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Front Yard,Lawn,Landscaped,Many Trees**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **BBQ gas line**

Construction:

Composite Siding

Flooring:

Carpet,Hardwood,Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Gas Cooktop,Range Hood,Refrigerator,Washer,Window Coverings**

Int Feat: **Double Vanity,High Ceilings,Vaulted Ceiling(s),Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	5`10" x 4`11"
Dining Room	Main	14`5" x 12`9"
Kitchen	Main	13`10" x 11`4"
Office	Main	9`11" x 10`9"
5pc Ensuite bath	Upper	12`2" x 15`11"
Bedroom	Upper	11`0" x 10`11"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Breakfast Nook	Main	11`10" x 10`2"
Foyer	Main	18`4" x 14`5"
Living Room	Main	15`10" x 14`11"
4pc Bathroom	Upper	12`1" x 7`3"
Bedroom	Upper	12`11" x 11`1"
Family Room	Upper	19`4" x 11`0"

Laundry
Walk-In Closet

Upper
Upper

5`11" x 5`11"
12`10" x 6`11"

Bedroom - Primary

Upper

18`11" x 14`7"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0610524

Zoning:
R-G

Remarks

Pub Rmks:

Welcome to your future dream home, located in the vibrant community of West Springs with IMMEDIATE POSSESSION! As you step inside this stunning residence, you'll be immediately welcomed by a grand foyer with soaring VAULTED CEILINGS, setting the tone for the entire home. The main level features beautiful chestnut hardwood floors, creating a warm and inviting atmosphere throughout. The office, bathed in natural light from large windows, provides the perfect space for productivity or relaxation. Continuing into the heart of the home, the kitchen captivates with its gorgeous granite countertops and tall cabinetry, creating a seamless blend of style and function. This culinary haven is equipped with a built-in oven and microwave, a gas cooktop, and a sleek stainless steel refrigerator—ideal for preparing delicious meals with ease. Adjacent to the kitchen, the mudroom offers generous storage space, keeping coats, backpacks, and everyday items organized and the living areas clutter-free. The expansive living room, with its four oversized windows, is flooded with light, creating the perfect setting for gatherings or quiet evenings by the cozy gas fireplace. The open-concept floor plan beautifully connects the living room and dining area, enhancing the flow and functionality of the home. Heading upstairs, plush carpeting leads you to a spacious family room—ideal for family movie nights and cozy get-togethers. The two additional bedrooms are thoughtfully designed, each with its own walk-in closet, offering ample storage and personal space. The primary suite is a true retreat, with elegant French doors opening to a serene sanctuary of comfort. Large windows allow sunlight to pour in, filling the room with warmth. The suite includes a spacious walk-in closet to accommodate all your storage needs, while the ensuite bathroom features a stunning granite double vanity and a luxurious fireplace, creating a spa-like atmosphere. The unfinished basement provides a blank canvas for customization, whether you envision an additional home office, extra living space, or a recreation area—your options are endless. Located in the desirable community of West Springs, this home is close to an array of amenities, including schools and shopping areas, offering both convenience and a vibrant lifestyle. With quick access to Bow Trail, commuting downtown is just minutes away. For winter enthusiasts, Calgary Olympic Park is nearby, making it perfect for all your winter activities. This exceptional home in West Springs is ready to welcome its new owners. Don't miss the chance to make it your own—schedule a showing today!

Inclusions:
Property Listed By:

None
eXp Realty

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













