

## 8220 9 Avenue, Calgary T3H 0C2

MLS®#: A2180252 **West Springs** Listing 11/21/24 List Price: **\$1,135,000** Area:

Status: Active County: Calgary Change: None Association: Fort McMurray

Date:



**General Information** 

Residential Prop Type: Sub Type: Detached City/Town: Calgary

2008 Year Built: Lot Information

> Ttl Sqft: 6,275 sqft 2,743

Finished Floor Area

2,743

Abv Saft:

Low Sqft:

DOM

Layout

Beds:

Baths:

Style:

<u>Parking</u> Ttl Park:

Garage Sz:

3 (3)

4

2

2.5 (2 1)

2 Storey

30

Access:

Lot Feat: Back Yard, Front Yard, Lawn, Landscaped, Many Trees

Park Feat: **Double Garage Attached** 

## **Utilities and Features**

**Asphalt Shingle** Roof: Construction: Heating: **Forced Air Composite Siding** 

Sewer: Flooring:

Carpet, Hardwood, Tile Ext Feat: **BBQ** gas line 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>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	5`10" x 4`11"	Breakfast Nook	Main	11`10" x 10`2"
Dining Room	Main	14`5" x 12`9"	Foyer	Main	18`4" x 14`5"
Kitchen	Main	13`10" x 11`4"	Living Room	Main	15`10" x 14`11"
Office	Main	9`11" x 10`9"	4pc Bathroom	Upper	12`1" x 7`3"
5pc Ensuite bath	Upper	12`2" x 15`11"	Bedroom	Upper	12`11" x 11`1"
Bedroom	Upper	11`0" x 10`11"	Family Room	Upper	19`4" x 11`0"

 Laundry
 Upper
 5`11" x 5`11"
 Bedroom - Primary
 Upper
 18`11" x 14`7"

 Walk-In Closet
 Upper
 12`10" x 6`11"
 12'10" x 6'11"
 12'10" x 6'11"

Legal/Tax/Financial

Title: Zoning: Fee Simple R-G

Legal Desc: **0610524** 

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, vou'll be immediately welcomed by a grand fover 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. Adiacent 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!

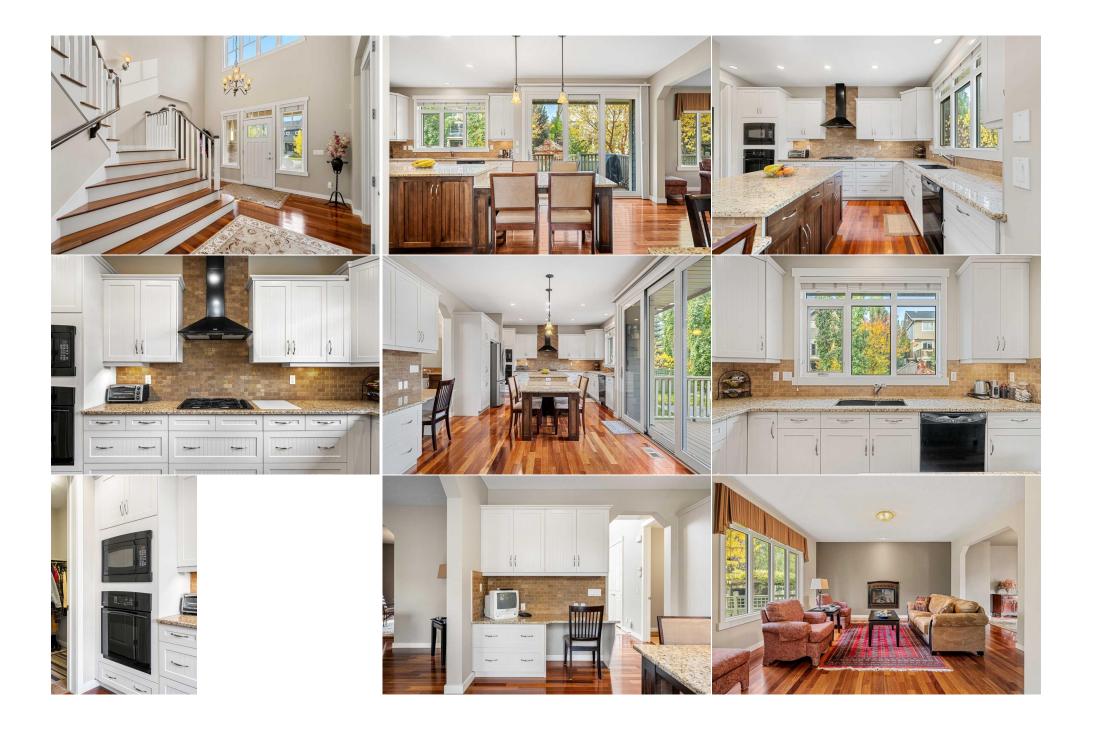
Inclusions: None
Property Listed By: eXp Realty

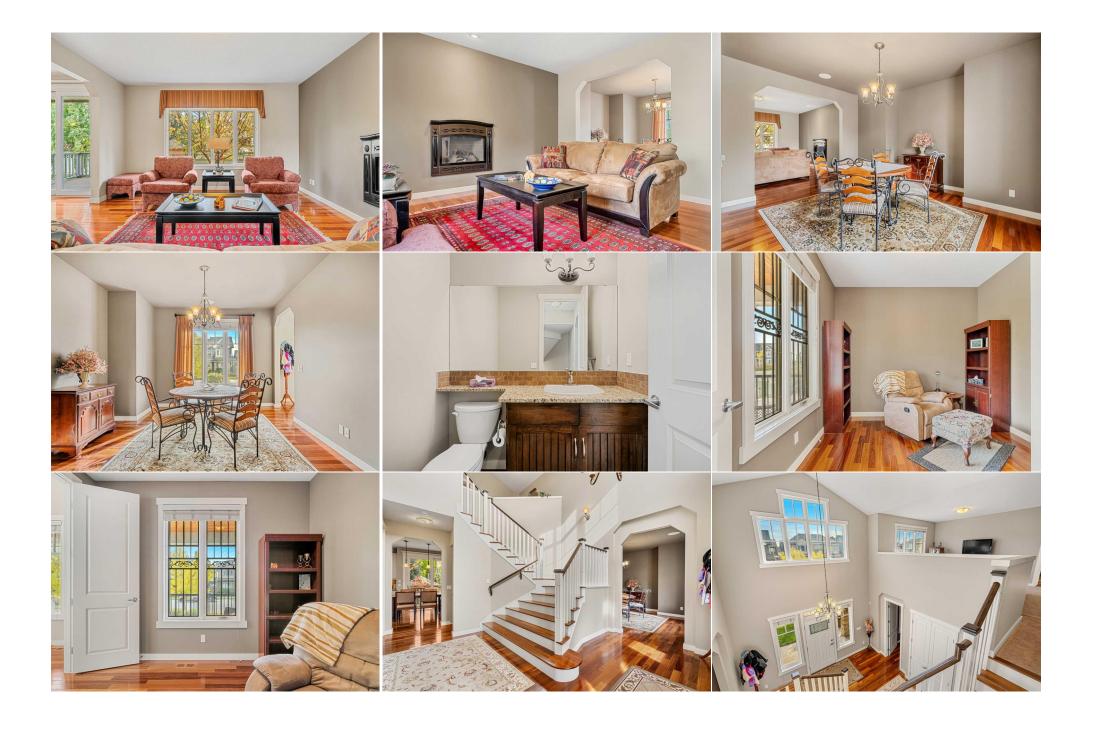
## TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

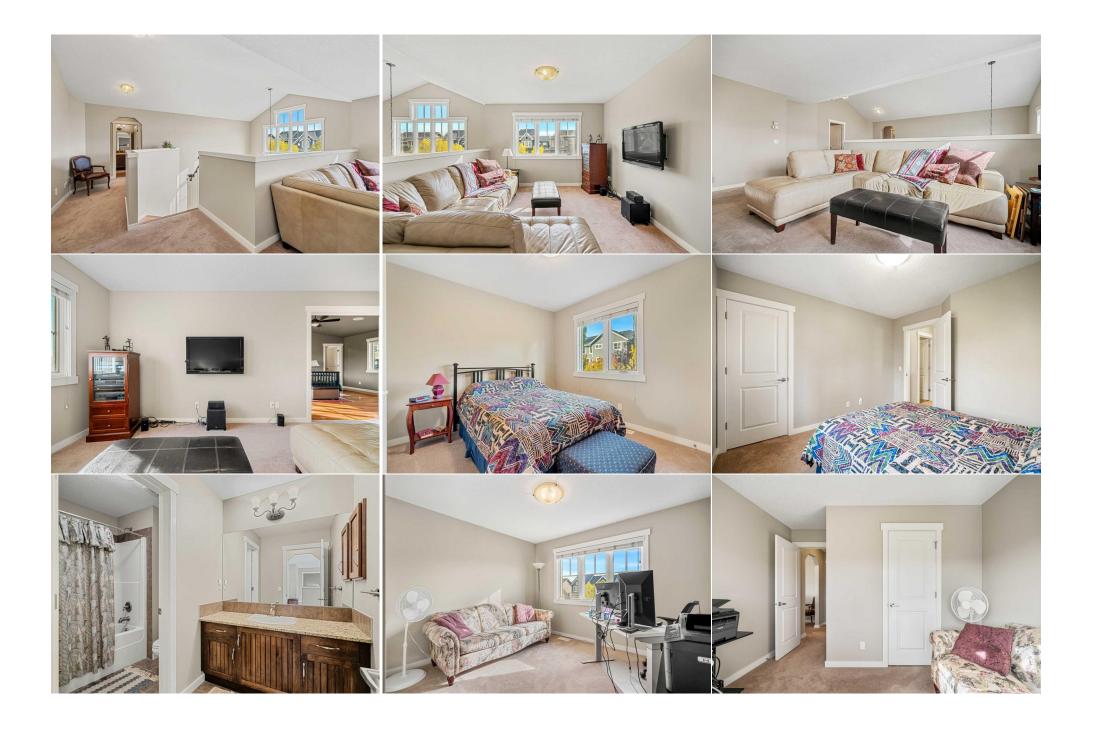


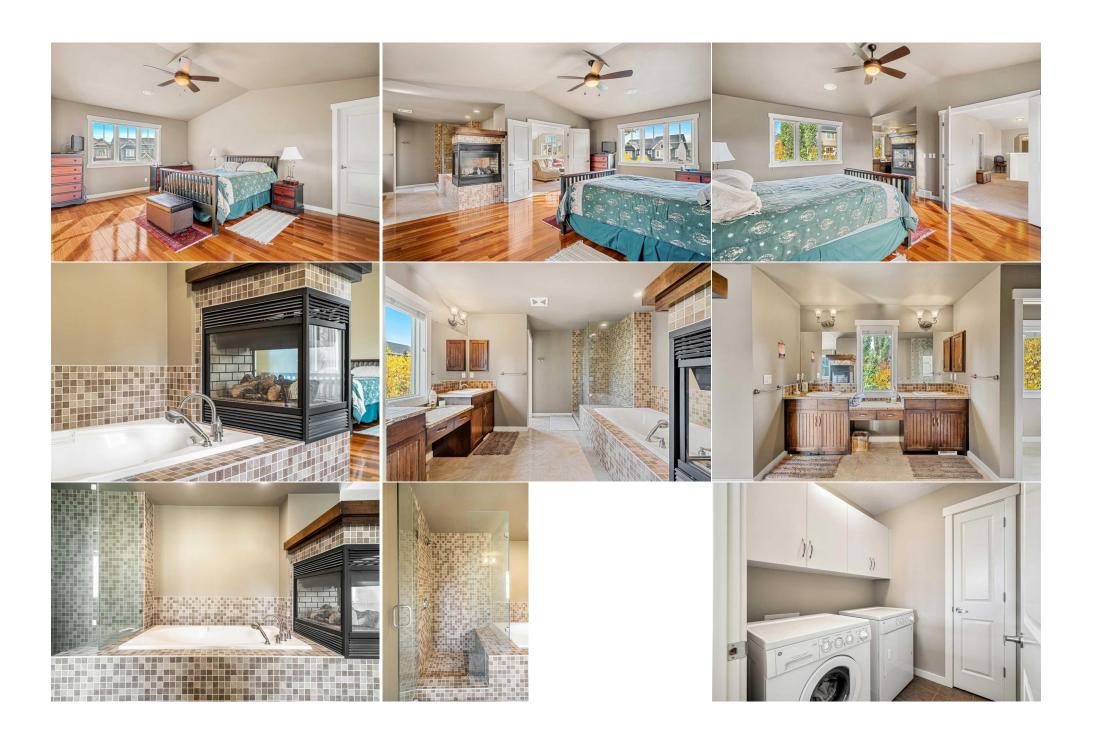


















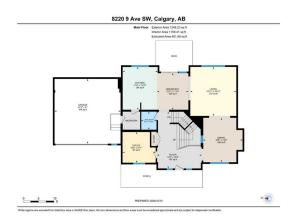














White regions are excluded from total floor area in IGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verifications.