



THE
A-TEAM

**RE/MAX
FIRST**

2216 8 Street, Calgary T2E 4H6

MLS®#: **A2190342**

Area: **Winston
Heights/Mountview**

Listing **01/30/25**
Date:

List Price: **\$2,599,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2012**
Lot Information
Lot Sz Ar: **7,201 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **4,469**
Low Sqft:
Ttl Sqft: **4,469**

DOM

38
Layout
Beds: **4 (4)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Backs on to Park/Green Space, Close to Clubhouse, No Neighbours Behind, Landscaped, Level, On Golf Course, Private, Views, Waterfall**
Park Feat: **Double Garage Attached, Oversized**

Utilities and Features

Roof: **Flat Torch Membrane, Asphalt Shingle**
Heating: **Fan Coil, In Floor, Forced Air, Natural Gas**
Sewer:
Ext Feat: **Balcony, Private Yard**

Construction: **Stucco, Wood Frame**
Flooring: **Ceramic Tile, Concrete, Hardwood**
Water Source:
Fnd/Bsmt: **ICF Block**

Kitchen Appl: **Built-In Oven, Built-In Refrigerator, Dishwasher, Freezer, Gas Cooktop, Range Hood, Washer/Dryer, Window Coverings, Wine Refrigerator**
Int Feat: **Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, Elevator, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Smart Home, Wet Bar, Wired for Data, Wired for Sound**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom - Primary	Second	18`6" x 14`0"
Bedroom	Second	15`5" x 14`8"
5pc Ensuite bath	Second	19`4" x 14`0"
3pc Bathroom	Lower	10`11" x 5`5"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom	Second	15`5" x 13`3"
Bedroom	Main	15`3" x 13`4"
4pc Bathroom	Second	11`5" x 8`6"
2pc Bathroom	Main	6`0" x 5`3"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

7854GV

Zoning:
R-CG

Remarks

Pub Rmks:

Introducing a masterclass in luxury: a 4-bedroom, 4-bathroom + large office custom built showstopper, seamlessly blending elegance with modern functionality, sitting gracefully on a quiet street overlooking a golf course. Upon entering this 5700 sq. Ft developed home, you will notice no expense was spared. From the multiple waterfalls, elevator and extra windows, this home is an entertainer's paradise. The main floor boasts 20 ft ceilings with large open concept rooms overlooking the golf course. The chefs kitchen is complete with Sub Zero and Viking appliances including a large built in wine fridge and a pantry. There is a media room off the kitchen that leads back around to the entry area. Completing this floor is a main floor bedroom and a bathroom. Upstairs holds the master retreat with stunning views and a coffee bar. The ensuite is massive and has dual vanities with another waterfall beside the free-standing tub. A large walk-in closet completes the primary. Down the hall you will find conveniently located the laundry room, as well as, 2 more large bedrooms, an office, and a 4-pc bathroom. Downstairs has a large gym area and another full bathroom. Head out to the backyard from the walkout basement to enjoy the private yard and unobstructed views. Have a look at the spec sheet as there are to many upgrades to list. Call your realtor and book a showing before this one is gone! Check out the video!

Inclusions:
Property Listed By:

**Control 4 System, 5 Built in Tv's, Kitchen Table
Greater Property Group**

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













