



THE
A-TEAM

**RE/MAX
FIRST**

2010 8 Avenue, Calgary T2G 0N8

MLS® #: **A2192178**

Area: **Inglewood**

Listing Date: **02/08/25**

List Price: **\$1,450,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2025**

Lot Information

Lot Sz Ar: **3,250 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,142**
Low Sqft:
Ttl Sqft: **2,142**

DOM

74

Layout

Beds: **4 (3 1)**
Baths: **4.5 (4 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Low Maintenance Landscape, Rectangular Lot**
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air, Natural Gas**
Sewer:
Ext Feat: **BBQ gas line, Private Yard**

Construction: **Concrete, Wood Frame**
Flooring: **Carpet, Hardwood, Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer**
Int Feat: **Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	16`0" x 12`4"
Pantry	Main	7`7" x 2`9"
Bedroom - Primary	Second	16`0" x 14`9"
Bedroom	Second	14`2" x 9`5"
Laundry	Second	7`9" x 5`9"
Exercise Room	Basement	10`7" x 8`10"
Game Room	Basement	23`1" x 10`10"
3pc Bathroom	Basement	
3pc Ensuite bath	Second	

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	21`0" x 9`0"
Dining Room	Main	15`0" x 10`1"
Walk-In Closet	Second	19`10" x 5`10"
Bedroom	Second	12`2" x 10`6"
Bedroom	Basement	14`6" x 10`0"
Office	Basement	9`4" x 5`4"
2pc Bathroom	Main	
3pc Ensuite bath	Second	
5pc Ensuite bath	Second	

Title:
Fee Simple
Legal Desc:

Zoning:
R-C2

5236R

Remarks

Pub Rmks: **A MASTERPIECE IN MODERN DESIGN - A RARE OPPORTUNITY TO OWN THIS ARCHITECTURAL GEM!** This striking ultra-luxurious detached home blends contemporary elegance with old-world charm, offering meticulously designed living space designed by JTA Design! This home showcases iconic architecture with steep-pitched rooflines, timeless brickwork, and expansive windows that flood the interiors with natural light. Nestled in the heart of Inglewood, this brand-new residence offers an unbeatable location—just steps from the Bow River pathways, Inglewood Wildlands, and a vibrant mix of trendy shops, restaurants, live music, breweries, and the Inglewood Golf Course. Inside, the open-concept main floor boasts soaring 11-ft ceilings and wide-plank oak hardwood flooring, with designer touches across every inch. The stunning chef's kitchen is a focal point, featuring custom full-height cabinetry, beautiful quartz countertops with a full-height quartz backsplash, and a hidden walk-in pantry for seamless storage. An oversized island with a waterfall quartz counter and contemporary accents anchors the space, complemented by a premium appliance package, including a gas cooktop, wall oven, refrigerator, dishwasher, and beverage fridge. A modern chandelier hangs above the welcoming dining space, while the living room offers a designer-inspired media wall with an inset gas fireplace, a full-height quartz surround, and an expansive feature wall and hearth—all overlooking the private backyard. A mudroom with a walk-in closet and upscale powder room finish off the main floor before heading up the glass-walled staircase to the second floor. The primary suite is a luxurious retreat with a vaulted ceiling, an extra-long walk-in closet with custom built-ins and window, and a spa-inspired ensuite with heated floors, a fully tiled walk-in shower with bench, a dual vanity, and a freestanding soaker tub with an elegant tile surround. Two additional spacious bedrooms each feature private ensuites, ensuring ultimate comfort. The fully developed basement offers 10-ft ceilings (perfect for a golf simulator), a spacious rec area with a built-in media centre, a dedicated home gym, a large guest/fourth bedroom, a spacious 3-pc bath, and a pocket office with a built-in workstation for two. Inglewood continues to rank as one of Calgary's best neighbourhoods, offering a perfect mix of historic charm, modern urban amenities, and easy access to nature. From locally owned boutiques to award-winning restaurants and the endless river pathways, this community is truly one of a kind. Don't miss the opportunity to own a piece of architectural excellence in one of Calgary's most sought-after communities!

Inclusions: **N/A**
Property Listed By: **RE/MAX House of Real Estate**

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



