



THE
A-TEAM

**RE/MAX
FIRST**

3712 8 Avenue, Calgary T2N1E1

MLS®#: **A2196922**

Area: **Parkdale**

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

List Price: **\$1,569,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

2,795

Year Built:

2023

Low Sqft:

Ttl Sqft:

2,795

Lot Information

Lot Sz Ar:

3,893 sqft

Lot Shape:

DOM

-0

Layout

Beds:

5 (4 1)

Baths:

4.5 (4 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

5

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

**Back Yard,Backs on to Park/Green Space,Sloped Up
Additional Parking,Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **High Efficiency,Electric,Fireplace(s),Forced Air,Heat Pump**

Sewer:

Ext Feat: **Balcony,Other,Private Yard**

Construction:

ICFs (Insulated Concrete Forms),Mixed,Stone,Stucco,Wood Frame

Flooring:

Carpet,Ceramic Tile,Hardwood

Water Source:

Fnd/Bsmt:

ICF Block

Kitchen Appl:

Bar Fridge,Central Air Conditioner,Dishwasher,Microwave,Range,Refrigerator,Washer/Dryer

Int Feat:

Built-in Features,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Pantry,Quartz Counters,See Remarks,Sump Pump(s),Walk-In Closet(s),Wet Bar

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	0`0" x 0`0"	5pc Ensuite bath	Second	0`0" x 0`0"
4pc Bathroom	Second	0`0" x 0`0"	4pc Bathroom	Second	0`0" x 0`0"
4pc Bathroom	Basement	0`0" x 0`0"	Bedroom - Primary	Second	13`0" x 11`11"
Bedroom	Second	10`4" x 11`10"	Bedroom	Second	14`6" x 10`4"
Bedroom	Second	8`1" x 11`6"	Bedroom	Basement	11`8" x 13`8"
Office	Main	28`3" x 36`6"	Dining Room	Main	41`10" x 31`8"
Laundry	Second	0`0" x 0`0"	Living Room	Main	49`3" x 44`10"
Kitchen	Main	62`9" x 50`0"	Mud Room	Main	16`5" x 32`10"
Mud Room	Basement	59`1" x 16`5"	Pantry	Main	16`5" x 38`3"

Legal/Tax/Financial

Title: **Fee Simple**
Legal Desc: **9410422**

Zoning: **R-C2**

Remarks

Pub Rmks: **Homes by Sorensen cordially invites you to step into your future and bask in the warmth of The Lotte Residence. Nestled on the highly coveted 8th avenue in Parkdale, this home boasts an oversized attached front garage and the added allure of no rear neighbors. Enjoy the convenience of being within walking distance to the hospital, parks, and easy access to Crowchild, 16th Ave, and Shaganappi - an incredible location! Upon entering the main floor, a separate foyer ensures privacy and functionality, leading to a cozy living room with a custom fireplace finish, featuring tiled niche-shelves and rounded tile details. The living room extends to a south-facing outdoor balcony through sliding doors, offering a perfect retreat. Continuing through the main floor, discover a high-end office with a distinctive black grilled glass feature wall, an oversized dining room, and a gourmet kitchen with easy access to a spacious pantry and breakfast nook. The main floor is completed with a back mudroom for additional storage or a convenient space to clean up after outdoor activities. The expansive backyard, with the lot stretching 150 feet deep, features an oversized concrete patio at grade and the luxury of no rear neighbors. No detail is spared, with a unique powder room boasting a feature vanity. Moving upstairs, explore 3 bathrooms and 4 bedrooms, including a primary bedroom with a private south-facing balcony and an adjoining spa-like ensuite with a freestanding soaker tub and expansive shower. The upper level also offers two-way access to the laundry, making daily routines more convenient. Two of the remaining bedrooms feature ensuites and walk-in closets, providing comfort and style. The basement provides direct access from the huge (23.5' x 21'), attached garage (yes, you can fit your truck!) to a second mudroom, spanning nearly the entire width of the home, ensuring spaciousness and functionality. The width of this lot is 26 feet, larger than your standard. The basement is thoughtfully designed, offering a large gym, a recreation space with a wet bar, a fifth bedroom with a walk-in closet, and a bathroom. Excitingly, The Lotte is a Net Zero Ready Home, incorporating high-performance construction details such as energy modeling, an optional solar plan, ICF foundation, double-studded wall assembly, high-performance windows and insulation, EPS foam under the basement slab, and more. Built by Homes by Sorensen, a leader in high-performance homes, this residence blends comfort, economy, beauty, and durability. Your new chapter begins at The Lotte, where your family and dreams find their address.**

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











