

8305 8 Avenue SW  
Calgary, Alberta

MLS # A2266099



# \$725,000

|                  |                                                              |               |                  |
|------------------|--------------------------------------------------------------|---------------|------------------|
| <b>Division:</b> | West Springs                                                 |               |                  |
| <b>Type:</b>     | Residential/Four Plex                                        |               |                  |
| <b>Style:</b>    | 3 (or more) Storey, Attached-Side by Side                    |               |                  |
| <b>Size:</b>     | 1,878 sq.ft.                                                 | <b>Age:</b>   | 2025 (0 yrs old) |
| <b>Beds:</b>     | 4                                                            | <b>Baths:</b> | 3 full / 1 half  |
| <b>Garage:</b>   | Double Garage Attached                                       |               |                  |
| <b>Lot Size:</b> | 0.30 Acre                                                    |               |                  |
| <b>Lot Feat:</b> | Back Lane, Corner Lot, Landscaped, Low Maintenance Landscape |               |                  |

|                    |                                                                                                             |                   |        |
|--------------------|-------------------------------------------------------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Forced Air                                                                                                  | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Hardwood                                                                                            | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt                                                                                                     | <b>Condo Fee:</b> | \$ 295 |
| <b>Basement:</b>   | None                                                                                                        | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Composite Siding                                                                                            | <b>Zoning:</b>    | M-G    |
| <b>Foundation:</b> | Poured Concrete                                                                                             | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Pantry |                   |        |

**Inclusions:** some furniture

Trico homes brings to West Springs one of the best designed townhomes in this amazing master planned community. Close to everything you would ever want, and in true walking distance. This bright and abundantly spacious corner unit features 4 bedrooms, 3.5 baths, with a unique main level bedroom with full ensuite. As you enter your custom home from your double attached garage, you are greeted into a large foyer. The bedroom/den on this level is very convenient, and a flexible option. The second level boasts 9 foot ceilings, is bright, spacious, fully open, and features a fantastic centre kitchen plan. The formal living and dining rooms are on either side, making this the perfect entertaining space, or just enjoying day to day luxury living. The kitchen was with modern quartz counters and matching upgraded full backsplash. High end appliances for your cooking enjoyment, include a counter gas stove and wall ovens. The kitchen island is the perfect gathering place for friends and family, as the chef prepares culinary delights, surrounded by premium cabinetry and fixtures. Off the living area there is a huge balcony which can be used as a relaxing extension of the main living area, or additional dining and bbq space, for year round relaxation. The upper floor features 3 additional bedrooms. Two bedrooms facing south with large windows, and a main full bath. The master is truly spacious, bright, and of course has a fantastic ensuite with dual sinks, tub, shower, and walk in closet. This level conveniently has a laundry room, with sink and custom cabinetry. Upgrades total over 30k for this unit which makes it the best value on the market, with 4 Bedrooms and 3.5 baths, and truly like new! The location is unbeatable, close to all parks including the off leash radio park, shopping, restaurants, schools and all of West Springs amazing amenities. Motivated seller

due to relocation.