

2809 8 Street SW
Calgary, Alberta
MLS # A2283592

\$2,199,000

Division:	Upper Mount Royal		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,572 sq.ft.	Age:	1983 (43 yrs old)
Beds:	4	Baths:	2 full / 2 half
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot		

Heating: Forced Air, Natural Gas

Floors: Hardwood, Slate, Tile

Roof: Clay Tile

Basement: Full

Exterior: Brick, Stone, Stucco

Foundation: Poured Concrete

Features: Built-in Features, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: All Wall Mounted TV's, Stereo System Interior + Exterior. All appliances existing in property including but not limited to the noted Appliances

Situated in the highly desirable community of Mount Royal, this fantastic four-bedroom family home offers an exceptional lifestyle with walkability to all levels of schooling, including Earl Grey Elementary + Western Canada High School + an easy stroll to the Glencoe Club. The classic brick + stucco exterior is complemented by a large double attached garage + additional laneway parking beyond the backyard. The main floor is highlighted by a dynamic, expansive living room with dramatic beamed ceilings + a wood-burning fireplace framed by floor-to-ceiling stone. Flooring throughout the home is carpet-free, primarily showcasing hardwood + the interior has been freshly painted. A main-floor office features a built-in desk + an integrated storage system, while the designated formal dining room includes a built-in china cabinet for timeless entertaining. The legacy kitchen offers generous counter space + abundant cabinetry, complete with an island + a very spacious informal dining area with windows overlooking the expansive deck. Patio doors lead to a spectacular, flat, treed + landscaped west-facing backyard, creating an ideal setting for both everyday living + entertaining. The outdoor spaces truly shine with a huge deck equipped with a hot tub, making this an excellent home for indoor + outdoor living. Upstairs, you'll find four very spacious bedrooms, a convenient laundry room + renovated bathrooms. The primary bedroom offers a 5 piece ensuite bath + dressing room complete with built in dressers. Two mudrooms enhance functionality for busy family life, with one located on the main floor + a second conveniently positioned off the attached under-drive garage with snowmelt. The lower level offers a huge family room/games area with built-in bookshelves + recently refinished hardwood flooring. This very bright, Air conditioned family home is

available for quick occupancy.