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203, 8235 8 Avenue SW  
Calgary, Alberta

MLS # A2180009



**\$622,400**

|                  |                                |               |                  |
|------------------|--------------------------------|---------------|------------------|
| <b>Division:</b> | West Springs                   |               |                  |
| <b>Type:</b>     | Residential/Five Plus          |               |                  |
| <b>Style:</b>    | 3 Storey                       |               |                  |
| <b>Size:</b>     | 1,428 sq.ft.                   | <b>Age:</b>   | 2024 (1 yrs old) |
| <b>Beds:</b>     | 2                              | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Double Garage Attached, Tandem |               |                  |
| <b>Lot Size:</b> | 3.03 Acres                     |               |                  |
| <b>Lot Feat:</b> | Street Lighting                |               |                  |

|                    |  |                   |        |
|--------------------|--|-------------------|--------|
| <b>Heating:</b>    | Forced Air   | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Tile, Vinyl Plank  | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | \$ 217 |
| <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>   | Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage |                   |        |

**Inclusions:** None

**\*\*1 year condo fees PAID by builder - subject to closing by February 28th, 2025\*\*** Welcome to the Granville townhouse by Trico Homes, a beautifully designed 2-bedroom, 2.5-bathroom home with a 2-car, tandem garage located in the heart of WestSprings. Offering luxurious living in a modern and stylish setting. This home features over \$22,000 in upgrades and is finished in the Refined Rustic Color Scheme, providing a warm, inviting atmosphere throughout. As you enter the home and head upstairs, you'll find a well-appointed 2-piece bathroom for convenience. Adjacent to this is the kitchen, which showcases stunning new brown cabinetry, a built-in microwave, stainless steel refrigerator, and dishwasher. The kitchen also includes a spacious island, perfect for additional counter space and meal preparation. The open floor plan flows seamlessly into the combined living and dining area, creating a versatile space for both relaxation and entertaining. Large windows allow natural light to flood the room, with direct access to a private balcony &mdash; an ideal spot for enjoying your morning coffee or hosting guests. On the second level, you'll find two generously sized bedrooms. The first bedroom offers versatility, making it perfect for a bedroom or a home office. A large window ensures the room feels bright and airy. A well-appointed 4-piece bathroom with quartz countertops and ample cabinet space is also located upstairs, providing both style and functionality. The spacious primary bedroom features two large windows that allow natural sunlight to fill the room. This serene space includes a 4-piece ensuite bathroom and extra storage space, ensuring all your needs are met in comfort. This home is equipped with additional features like an A/C rough-in, gasline rough-in, and a full-width design perfect for entertaining. With included blinds and all appliances, this home is

ready for your immediate enjoyment. A comprehensive home warranty provides peace of mind, and the home is nearly complete, ready for you to move in by December 2024. The builder requires only a 5% deposit to secure this exceptional home. Located in West Springs this exceptional community offers the perfect balance of convenience and natural beauty. With nearby parks, walking paths, shopping centers, and a variety of restaurants, everything you need is just a short distance away. The community is also ideally located with easy access to Stoney Trail, making commuting to the city quick and hassle-free. Plus, you're just minutes from Calgary's Olympic Plaza, where you can enjoy outdoor activities like skiing during the winter months. Don't miss the chance to make West Springs your home. Book your showing today! \*Note the colors and finishes in the photos may vary as the photos are of a completed unit\* NOTE: Below Grade sq footage is above grade.