



# 3708 8 Avenue Calgary Alberta

\$2,398,000

Hello Georgia! Homes by Sorensen proudly presents our latest marvel: a Net Zero Energy single-family showstopper, The Georgia. Nestled on one of Parkdale's most coveted streets, this lot is 38-foot in width and an impressive 150-foot in depth, offering a sprawling canvas for your dreams. Step into luxury as you enter the expansive main floor, where privacy meets an inviting open-concept design. The heart of the home, a central kitchen, beckons gatherings with its elegant separation from the decadent dining area, distinguished by a striking arch detail. Beyond, the breathtaking living room with white beams and a sliding back door, seamlessly blending indoor and outdoor living. Your living room is finished off with a home office and powder room, behind hidden doors, concealed with timeless wall moldings. Discover a haven upstairs, where the principal bedroom steals the spotlight with its majestic barrel arch ceiling echoing the allure of the south-facing window. Unwind in the spa-like ensuite, where arched doors usher you into a realm of opulence, featuring dual sinks, a freestanding tub, a spacious steam shower, and a water closet. Abundant storage awaits in the principal walk-in closet, with convenient access to the laundry room. The upper level also hosts three generous secondary bedrooms, complete with designated desk spaces, linen storage, and a thoughtfully designed bathroom with separate shower and toilet areas, perfect for busy mornings. Descend into the lower level, where endless entertainment awaits in the expansive rec room, complete with a timeless wet bar featuring an arch and antiqued mirror. A fifth bedroom and a well-appointed home gym offer additional spaces for guests and growth. Outside, the oversized patio leads to a sprawling backyard oasis, enveloped in privacy, thanks to the absence of rear neighbors. With easy access to Shaganappi Trail, 16th ...

- Primary Bedroom 12.00 Ft x 19.33 Ft
- Bedroom 13.50 Ft x 14.00 Ft
- Bedroom 12.00 Ft x 13.67 Ft
- Bedroom 10.00 Ft x 14.17 Ft
- 6pc Bathroom 8.67 Ft x 18.33 Ft
- 5pc Bathroom 6.00 Ft x 14.00 Ft
- Laundry room 7.75 Ft x 14.33 Ft
- Bedroom 12.08 Ft x 11.50 Ft
- 4pc Bathroom 9.83 Ft x 6.83 Ft

- Other 9.33 Ft x 6.25 Ft
- Recreational, Games room 18.50 Ft x 20.75 Ft
- Exercise room 15.42 Ft x 15.33 Ft
- Dining room 13.58 Ft x 19.33 Ft
- Kitchen 21.58 Ft x 16.42 Ft
- Pantry 21.58 Ft x 6.00 Ft
- Living room 20.75 Ft x 19.92 Ft
- 2pc Bathroom 7.08 Ft x 6.92 Ft
- Office 12.33 Ft x 6.92 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:  
Real Estate Professionals Inc.



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**Mirror**

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