



# 3712 8 Avenue Calgary Alberta

\$1,569,000

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 gridded 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 spacious...

- 5pc Bathroom .00 M x .00 M
- 4pc Bathroom .00 M x .00 M
- 4pc Bathroom .00 M x .00 M
- Primary Bedroom 3.96 M x 3.63 M
- Bedroom 3.15 M x 3.61 M
- Bedroom 4.42 M x 3.15 M
- Bedroom 2.46 M x 3.50 M
- Laundry room .00 M x .00 M
- 4pc Bathroom .00 M x .00 M

- Bedroom 3.56 M x 4.17 M
- Other 18.00 M x 5.00 M
- 2pc Bathroom .00 M x .00 M
- Office 8.60 M x 11.12 M
- Dining room 12.75 M x 9.66 M
- Living room 15.00 M x 13.66 M
- Kitchen 19.12 M x 15.25 M
- Other 5.00 M x 10.00 M
- Pantry 5.00 M x 11.66 M

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

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