



## 8208 9 Avenue Calgary Alberta

\$1,425,000

This is IT! Traditional 4063 sq ft Fully Finished 2 Storey - 4 bedroom/4 bathroom West Springs home has been REIMAGINED from top to bottom! Your experience truly starts on arrival - GREAT curb appeal. Step inside & experience a home that offers you an open concept - combined with purposeful spaces. You will love the VAULTED large foyer w/closet-perfect for receiving guests! Office is perfectly located near front (could be easily transformed to add mn flr bdrm). Private & tucked away. Formal Dining for special meals! 9 ft ceilings & NEWLY installed luxury Hardwood floors on Main, upper, staircase. Take note of small HIGH-END features=NEW paint, baseboards, trim, lights + so many special decorative touches. Picture yourself in this BRIGHT/OPEN Kitchen/dining/living space! EVERY detail thought out for your enjoyment. HUGE granite topped island with seating. NEW SS appliances. GAS stove. So much counter/cabinet space! Easy access to formal dining & a PANTRY/mud room everyone will love! Direct access to 630 sq ft garage - makes bringing items in & putting them away SO easy! Transition out thru sliding doors to enjoy your NORTHWEST backyard. Enjoy BBQing on Deck, relaxing on lower patio & bonus Hot Tub! Beautiful landscaping & LOADS of trees for privacy! Gas fireplace enhances mn floor living area. Two-piece bath completes mn level. Upstairs offers SECOND living area/bonus room! PRIMARY Bedroom is Calming/Private + large enough for all your furniture + a favourite chair! You will LOVE the ensuite - double vanities w/granite counters, soaker tub, separate shower, skylight (more natural light), toilet closet & substantial walk-in closet! Laundry room w/NEW washer/dryer & SO much space with sliding barn door! 2 more LARGE bdrms + a 4-piece bath w/door seperating bath/toilet & sink area. Basement offers NEW carpet+upgraded underlay. Cozy living area w/another fireplace! Poo...

4pc Bathroom 5.58 Ft x 12.17 Ft  
 5pc Bathroom 13.50 Ft x 10.67 Ft  
 Bedroom 13.67 Ft x 11.17 Ft  
 Bedroom 10.92 Ft x 12.00 Ft  
 Family room 14.25 Ft x 16.58 Ft  
 Laundry room 5.33 Ft x 9.58 Ft

Recreational, Games room 26.42 Ft x 24.92 Ft  
 Furnace 23.83 Ft x 10.83 Ft  
 Workshop 13.67 Ft x 11.08 Ft  
 2pc Bathroom 6.00 Ft x 4.92 Ft  
 Breakfast 11.50 Ft x 11.50 Ft  
 Dining room 14.33 Ft x 12.00 Ft

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

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See

**Mirror**

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Primary Bedroom 17.67 Ft x 19.17 Ft

Other 8.00 Ft x 9.67 Ft

4pc Bathroom 7.92 Ft x 8.25 Ft

Bedroom 12.83 Ft x 12.00 Ft

Foyer 14.08 Ft x 6.92 Ft

Kitchen 13.25 Ft x 12.00 Ft

Living room 22.00 Ft x 19.00 Ft