



## 8235 8 Avenue Calgary Alberta

\$622,400

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 -- 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 ...

2pc Bathroom 5.92 Ft x 6.08 Ft

Dining room 12.25 Ft x 7.50 Ft

Kitchen 12.17 Ft x 15.25 Ft

Living room 15.92 Ft x 14.42 Ft

4pc Bathroom 8.50 Ft x 4.92 Ft

4pc Bathroom 8.50 Ft x 8.17 Ft

Bedroom 12.25 Ft x 11.33 Ft

Primary Bedroom 12.42 Ft x 11.42 Ft

Listing Presented By:



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**Mirror**

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