



## 8235 8 Avenue Calgary Alberta

\$615,400

Welcome to the Granville townhouse by Trico Homes, a beautifully designed 2-bedroom, 2.5-bathroom home with a 2-car tandem garage with \$15,000 in upgrades, located in the heart of West Springs. Walking in, you'll find a convenient 2-piece bathroom on the main floor. Adjacent to this is the kitchen, which showcases stunning new cabinetry, a built-in microwave, and stainless steel appliances, including a refrigerator and dishwasher. The kitchen also includes a spacious island, providing additional counter space for meal preparation and entertaining. The open-concept floor plan seamlessly integrates the living and dining areas, creating a versatile space for both relaxation and hosting guests. Large windows allow natural light to fill the room, and the living area provides direct access to a private balcony – an ideal space for enjoying your morning coffee or unwinding after a long day. Upstairs, you'll find two generously sized bedrooms. The first bedroom is perfect for use as a guest room or home office, with a large window that brightens the space. A well-appointed 4-piece bathroom, featuring quartz countertops and ample cabinet space, is also located upstairs for added convenience. The spacious primary bedroom is a serene retreat, with two large windows that let in plenty of natural light. This room includes a 4-piece ensuite bathroom and extra storage space, combining comfort and practicality in one. The home also features an A/C rough-in and gas line rough-in, offering future customization options. The open design is ideal for entertaining, and the home comes with all appliances and included blinds, making it move-in ready. A comprehensive home warranty adds peace of mind, and this home is nearly complete, ready for you to move in by December 2024. The builder requires only a 5% deposit to secure this exceptional property. West Springs is a vibrant community that blen...

2pc Bathroom 1.80 M x 1.85 M

Dining room 3.73 M x 2.29 M

Kitchen 3.71 M x 4.65 M

Living room 4.85 M x 4.40 M

4pc Bathroom 2.59 M x 1.50 M

4pc Bathroom 2.59 M x 2.49 M

Bedroom 3.73 M x 3.45 M

Primary Bedroom 3.79 M x 3.48 M

Listing Presented By:



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eXp Realty

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**Mirror**

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