



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. 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 double 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, 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 dedicated home gym offer versatile spaces for guests, fitness, or hobbies. Unique to this level is a spacious and beautifully functional double mudroom, leading directly into the MASSIVE attached garage, designed with soaring ceiling heights for additional storage, gear, or even a lift. Outside, the oversized patio leads t...

Primary Bedroom 12.00 Ft x 19.42 Ft

Bedroom 13.42 Ft x 14.00 Ft

Bedroom 11.92 Ft x 13.67 Ft

Bedroom 10.00 Ft x 11.67 Ft

5pc Bathroom 18.25 Ft x 10.17 Ft

5pc Bathroom 6.00 Ft x 14.00 Ft

Laundry room 7.33 Ft x 14.33 Ft

Furnace 14.17 Ft x 6.83 Ft

Bedroom 12.25 Ft x 11.17 Ft

Other 9.33 Ft x 6.17 Ft

Recreational, Games room 20.67 Ft x 20.42 Ft

Exercise room 15.33 Ft x 15.25 Ft

Dining room 13.42 Ft x 19.33 Ft

Kitchen 22.00 Ft x 16.42 Ft

Pantry 21.67 Ft x 6.00 Ft

Living room 20.83 Ft x 19.92 Ft

2pc Bathroom 7.00 Ft x 6.92 Ft

Office 12.33 Ft x 6.92 Ft

Listing Presented By:



Originally Listed by:
Real Estate Professionals Inc.

RE/MAX

**RE/MAX REAL ESTATE
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