



# 8220 9 Avenue Calgary Alberta

\$1,135,000

Welcome to your future dream home, located in the vibrant community of West Springs with IMMEDIATE POSSESSION! As you step inside this stunning residence, you'll be immediately welcomed by a grand foyer with soaring VAULTED CEILINGS, setting the tone for the entire home. The main level features beautiful chestnut hardwood floors, creating a warm and inviting atmosphere throughout. The office, bathed in natural light from large windows, provides the perfect space for productivity or relaxation. Continuing into the heart of the home, the kitchen captivates with its gorgeous granite countertops and tall cabinetry, creating a seamless blend of style and function. This culinary haven is equipped with a built-in oven and microwave, a gas cooktop, and a sleek stainless steel refrigerator--ideal for preparing delicious meals with ease. Adjacent to the kitchen, the mudroom offers generous storage space, keeping coats, backpacks, and everyday items organized and the living areas clutter-free. The expansive living room, with its four oversized windows, is flooded with light, creating the perfect setting for gatherings or quiet evenings by the cozy gas fireplace. The open-concept floor plan beautifully connects the living room and dining area, enhancing the flow and functionality of the home. Heading upstairs, plush carpeting leads you to a spacious family room--ideal for family movie nights and cozy get-togethers. The two additional bedrooms are thoughtfully designed, each with its own walk-in closet, offering ample storage and personal space. The primary suite is a true retreat, with elegant French doors opening to a serene sanctuary of comfort. Large windows allow sunlight to pour in, filling the room with warmth. The suite includes a spacious walk-in closet to accommodate all your storage needs, while the ensuite bathroom features a stunning granite double vanity and a luxurious...

Listing Presented By:



Originally Listed by:  
eXp Realty

<http://www.reevesrealty.ca/>



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca

2pc Bathroom 1.78 M x 1.50 M  
Breakfast 3.61 M x 3.10 M  
Dining room 4.40 M x 3.89 M  
Foyer 5.59 M x 4.40 M  
Kitchen 4.22 M x 3.45 M  
Living room 4.83 M x 4.55 M

5pc Bathroom 3.71 M x 4.85 M  
Bedroom 3.94 M x 3.38 M  
Bedroom 3.35 M x 3.33 M  
Family room 5.89 M x 3.35 M  
Laundry room 1.80 M x 1.80 M  
Primary Bedroom 5.77 M x 4.44 M

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

Office 3.02 M x 3.28 M

Other 3.91 M x 2.11 M

4pc Bathroom 3.68 M x 2.21 M