



## 8235 8 Avenue Calgary Alberta

\$630,000

Introducing the BRAND NEW Granville Townhouse by Trico Homes - a stylish and modern 2-bedroom, 2.5-bathroom residence meticulously designed for luxurious living. This stunning home has over \$35,000 in upgrades, ensuring you enjoy the finest in contemporary comfort and style. Step inside to discover a thoughtfully laid-out interior featuring double ensuites, each equipped with a double vanity for added convenience and elegance. The spacious tandem 2-car garage offers ample parking and storage solutions, making everyday living a breeze. The heart of the home is undoubtedly the chef's dream kitchen, complete with a pantry and fully upgraded appliances. The sleek black hardware and faucets throughout create a striking contrast, enhancing the modern aesthetic. For those warm days, you'll appreciate the comfort of air conditioning rough-ins and the convenience of gasline rough-ins, providing endless possibilities for outdoor cooking or heating. Step outside to the expansive full-width patio, perfect for entertaining guests or enjoying a quiet evening under the stars. Natural light floods the south-facing balcony, creating a bright and inviting atmosphere. The Refined Rustic aesthetic is beautifully complemented by luxury vinyl plank flooring across all three levels, providing both style and durability. The main floor also features a stylish powder room, complete with a vanity for guests. You can have peace of mind with the assurance of a comprehensive home warranty, ensuring your investment is protected. This impeccable townhouse is complete and ready for you to move in today. With only a 5% deposit required by the builder, this is an opportunity you won't want to miss. Experience modern living at its finest in the Granville townhouse by Trico Homes! (id:6769)

2pc Bathroom 5.11 M x 6.10 M  
Dining room 12.30 M x 7.60 M  
Kitchen 12.20 M x 15.30 M  
Living room 15.11 M x 14.50 M

4pc Bathroom 8.60 M x 4.11 M  
4pc Bathroom 4.60 M x 8.20 M  
Bedroom 12.30 M x 11.40 M  
Primary Bedroom 12.50 M x 11.50 M

Listing Presented By:



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