



## 8235 8 Avenue Calgary Alberta

\$632,400

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 West Springs. This modern and stylish home offers luxurious living with over \$31,000 in upgrades that you have to see to believe. Walking in, you'll find a convenient 2-piece bathroom on the main floor. Adjacent to this is the kitchen, which showcases expansive cabinetry, a built-in microwave, and stainless steel appliances, including a refrigerator and dishwasher. The island is the heart of the kitchen with quartz countertops and a large prep space making it ideal for entertaining. The open-concept design seamlessly connects the living and dining areas, creating a flexible space for both relaxation and entertaining. Large windows flood the room with natural light, and the living area opens directly to a private balcony. Heading upstairs, you'll find two generously sized bedrooms. The first bedroom offers versatility and can serve as a guest room or home office, featuring a large window that brings in plenty of natural light. A well-appointed 4-piece bathroom, featuring quartz countertops and ample cabinet space, is conveniently located upstairs. The spacious primary bedroom offers a luxurious retreat, with two large windows that allow natural light to fill the room. This peaceful space includes a 4-piece ensuite bathroom and extra storage space, providing the perfect balance of comfort and functionality. Additional features of this home include an A/C rough-in and a gas line rough-in, providing opportunities for future customization. The open layout is perfect for entertaining, and the home comes with all appliances and included blinds, making it move-in ready. A comprehensive home warranty offers peace of mind, and this home is nearly complete with an anticipated move-in date of December 2024. The builder requires on...

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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