



## 8445 Broadcast Avenue Calgary Alberta

\$899,900

Welcome to Gateway by TRUMAN, located within the Master Planned community of West District. This Concrete-Constructed 2-level Brownstone boasts 3 Bedrooms, 2.5 Bathrooms, plus a Study, and includes 2 Titled underground Parking Stalls. Experience the highest in fit and finish, including Air Conditioning, Chevron luxury wide Plank Flooring throughout, and custom penny round mosaic Tiles in all Baths. The home is illuminated by LED pot lights and features elegantly Painted Ceilings. The custom Chef-inspired Kitchen is a showstopper, finished in a luxurious Super Matte finish and accented by brushed gold hardware. It is equipped with a high-end Gas Cooktop and Wall Oven, an integrated 36" Fisher & Paykel Fridge, a paneled Dishwasher, soft-close custom Cabinetry, and Under-Cabinet Lighting, all highlighted by Quartz Countertops and Backsplash. Additional features include a Washer and Dryer, and Window Coverings for your Floor-to-Ceiling Glass, leading out to the Patio and the Balcony off the Primary Suite. Stay tuned for a new photo gallery . Experience unparalleled luxury living at Gateway. (id:6769)

Primary Bedroom 4.04 M x 4.34 M  
5pc Bathroom Measurements not available  
Bedroom 3.23 M x 3.66 M  
Bedroom 3.25 M x 6.12 M  
4pc Bathroom Measurements not available  
Laundry room Measurements not available

Living room 4.42 M x 4.62 M  
Dining room 2.44 M x 2.29 M  
Kitchen 3.83 M x 3.02 M  
Study 3.15 M x 4.24 M  
3pc Bathroom .00 M x .00 M

Listing Presented By:



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