

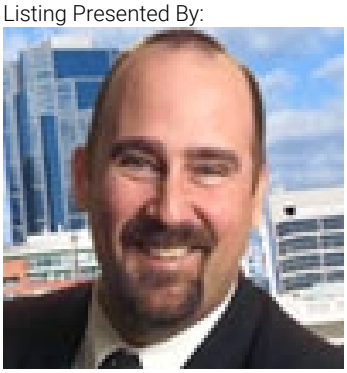
215 8A Street Calgary Alberta

$2,199,000

Rarely does a brand-new build of this caliber become available nestled on one of Bridgeland's prettiest tree-lined streets, this property offers quiet neighbourhood charm just minutes from downtown. Enjoy a walkable lifestyle steps from Murdoch Park and St. Patrick's Island, as well as 1st Avenue's vibrant culinary scene--featuring Blue Star Diner, Shiki Menya, Bridgeland Market, and local coffee shops. With Bow River pathways and the CTrain right nearby, this location seamlessly connects you to the best of inner-city Calgary. Welcome to this outstanding two-story, 5-bedroom residence offering almost 3,900sq. ft. of total living space, thoughtfully designed and exceptional materials throughout. The striking exterior features a timeless combination of Hardie board and brick veneer, complete with premium Lux windows and doors. Central Air, two zone main, and upper floors.Step inside to be greeted by elegant Marvel M Silver Majesti tile in the front entry, which transitions to beautiful 5"quarter-sawn oak engineered hardwood spanning the main and upper floors. Durable dark grey tile tastefully accents the mudroom, laundry room, secondary bathrooms, and lower level. Just off the entry is a quiet den/study and a butler's pantry that flows into a dream chef's kitchen. This culinary masterpiece centers around a massive quartzite island overlooking a cozy keeping room with a fireplace and custom shelving. The elite appliance package includes a JennAir refrigerator, Viking range, Miele wall oven, Miele microwave, Miele dishwasher, and two built-in wine cellars.Upstairs, every bedroom boasts its own full ensuite, including the spectacular spa-inspired primary retreat. The upper level is complete with a highly functional, thoughtfully designed laundry room equipped with an LG washer and dryer. Downstairs, the lower level is perfectly built for rest, relaxation, or a home work...

Bedroom 12.00 Ft x 11.50 Ft
Bedroom 11.75 Ft x 11.50 Ft
Primary Bedroom 14.00 Ft x 15.42 Ft
4pc Bathroom 9.00 Ft x 5.00 Ft
4pc Bathroom 9.00 Ft x 5.00 Ft
6pc Bathroom 15.42 Ft x 15.50 Ft
Recreational, Games room 12.67 Ft x 13.00 Ft
Exercise room 12.67 Ft x 12.83 Ft
Storage 9.50 Ft x 11.50 Ft
4pc Bathroom 8.42 Ft x 5.00 Ft
Office 12.00 Ft x 12.00 Ft
Foyer 7.00 Ft x 10.00 Ft

Listing Presented By:



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Storage 12.00 Ft x 11.58 Ft

Bedroom 11.83 Ft x 11.50 Ft

Bedroom 11.83 Ft x 11.50 Ft

Media 15.25 Ft x 12.50 Ft

Kitchen 14.50 Ft x 12.50 Ft

Dining room 11.50 Ft x 17.83 Ft

Great room 14.00 Ft x 15.42 Ft