



# 239 8 Avenue Calgary Alberta

\$2,298,000

Built by Timber Rock Homes, this elegant executive family home offers a sophisticated and spacious living experience. Situated on a large corner lot, it enjoys prime positioning across from the historic Crescent Park and steps away from McHugh Bluff, providing spectacular views of downtown Calgary and the majestic Rocky Mountains. With over 4,600 sq.ft. of living space across three levels, this home offers a total of five bedrooms and is designed with meticulous attention to detail, incorporating timeless design and top-tier craftsmanship. Great open-concept main level features an abundance of natural light, thanks to large windows that wrap around the home. The living areas seamlessly connect to the wrap-around veranda, offering a perfect flow for indoor & outdoor living and entertaining. The grand foyer welcomes you with custom tile flooring and vaulted ceilings, leading to the spacious living room with a gas fireplace and access to the veranda. Adjacent to this is the dining area, also opening onto the veranda. Everyone will enjoy the chef-inspired kitchen, ideal for both family gatherings and hosting guests, featuring top-of-the-line stainless steel appliances, a large center island, granite countertops, and custom cabinetry. This space also opens to the backyard. There is a large office/den space with a built-in desk complete with views of the tree lined street, perfect for a home office or a guest bedroom. The main floor also includes a 2-piece bath, mudroom with laundry, and access to the oversized 2-car garage, which features enough ceiling height to install a lift for a third parking space. The upper level is designed with architectural flair and highlights a master suite where you can rest and relax; unwind in your cozy sitting area, or the private balcony that showcases spectacular views of downtown, Crescent Park, and the mountains. A luxurious 5 piece e...

- Primary Bedroom 20.00 Ft x 13.58 Ft
  - Bonus Room 14.17 Ft x 9.83 Ft
  - 5pc Bathroom 18.50 Ft x 10.33 Ft
  - Bedroom 14.50 Ft x 13.58 Ft
  - Bedroom 19.92 Ft x 17.50 Ft
  - 4pc Bathroom Measurements not available
  - Furnace 9.50 Ft x 9.33 Ft
  - 4pc Bathroom Measurements not available
  - Living room 22.42 Ft x 21.08 Ft
  - Kitchen 14.17 Ft x 14.00 Ft
  - Dining room 14.17 Ft x 14.00 Ft
  - Foyer 11.75 Ft x 5.75 Ft
- Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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 RE/MAX Real Estate (Central)  
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Family room 17.75 Ft x 14.08 Ft

Office 16.50 Ft x 11.42 Ft

Recreational, Games room 21.17 Ft x 20.50 Ft

Other 12.75 Ft x 8.42 Ft

Bedroom 13.17 Ft x 11.08 Ft

2pc Bathroom Measurements not available

Bedroom 16.25 Ft x 13.17 Ft