



# 8244 7 Street Calgary Alberta

\$899,900

Welcome to a truly magnificent property privately situated in an exclusive enclave of Kingsland on a sprawling 6,000sqft lot. The home boasts over 2,800sq.ft of living space and is graced with timeless renovations creating a sense of warmth, personality, and character with a hint of minimalism. The main level was re-designed for casual living and offers a harmoniously appointed floor plan with expansive sun-soaked windows that seamlessly connect the indoor and outdoor living spaces - great for entertaining. The cozy living room welcomes you from the front entryway and flows into the spacious kitchen and dining area that can accommodate gatherings of all sizes. The main level is also host to three large bedrooms and a shared bathroom while the upper level provides an intimate primary wing that's an escape within itself and is truly one-of-a-kind. The fully developed lower level provides additional space for guests and offers a fifth bedroom (or gym), a third bathroom, rec room, and plenty of storage space. This incredible home is conveniently located within a 5-minute drive or a 20-minute walk to three reputable CBE schools covering all ages (K-12). It's also within minutes of downtown, public transit, Rockyview Hospital, Glenmore Reservoir, Heritage Park, Chinook Mall, Southcentre Mall, Calgary Farmers' Market, Deerfoot Meadows, and so much more! Be sure to view the 3D VIRTUAL OPEN HOUSE TOUR or call today to set up a private viewing. (id:6769)

Family room 28.17 Ft x 10.17 Ft  
Recreational, Games room 15.50 Ft x 12.83 Ft  
Bedroom 11.17 Ft x 9.50 Ft  
3pc Bathroom 10.42 Ft x 5.75 Ft  
Kitchen 12.08 Ft x 11.58 Ft  
Dining room 11.67 Ft x 9.92 Ft  
Living room 16.58 Ft x 15.50 Ft  
Foyer 11.25 Ft x 5.92 Ft

Bedroom 11.67 Ft x 10.00 Ft  
5pc Bathroom 11.75 Ft x 5.00 Ft  
Laundry room 11.42 Ft x 4.42 Ft  
Primary Bedroom 18.25 Ft x 11.67 Ft  
Bedroom 11.75 Ft x 9.67 Ft  
Bedroom 11.83 Ft x 8.75 Ft  
3pc Bathroom 6.50 Ft x 7.33 Ft

Listing Presented By:



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