



8526 21 Avenue Calgary Alberta

\$434,900

This home has it all! Modern finishes and quartz countertops - and you can be the first to live here! Step into this beautifully never-lived-in three-story townhouse - Upon entering, an excellent-sized flex room provides space for a mud room or office - anything you need, with a generous storage room to complement the space. This space also has huge, south-facing windows and stunning vinyl flooring throughout the lower and main levels. Upstairs, the south-facing balcony with wide patio doors provides access to the extra-large deck with south-facing mountain views and allows the natural light to flood through the floor through the kitchen. The kitchen features stainless steel appliances and a beautiful eat-at island with sparkling quartz counters, ensuring counter space is never an issue. Off the kitchen is a comfortable living and dining room space with a media hookup and a space to hide your cords in the wall! On the third floor, you will find the conveniently located laundry closet, so you don't need to worry about trekking laundry throughout the house! The primary bedroom has direct access to the Jack and Jill three-piece bathroom, a long and large closet for extra bedroom space with his and her access, and a large window for natural light. Completing the floor is a linen closet and a nicely sized second bedroom. You'll find additional storage and a rough-in for an electrical vehicle charger in the single garage. There's also parking for a second vehicle in the driveway. Outside, the unit is street-facing, so your guests have street parking and easy access to find you! The common green space also has walking paths and a playground. This newly built community has direct access to Stoney Trail, ensuring you can access anywhere in the city within 25 minutes. Just off Stoney, you'll be on Highway 1 in a quick minute, allowing for quick access to Chestermere or west ...

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- Other 5.42 Ft x 5.67 Ft
- Office 9.17 Ft x 12.92 Ft
- Den 5.42 Ft x 5.58 Ft
- Living room 10.58 Ft x 13.17 Ft
- Kitchen 14.33 Ft x 9.67 Ft
- Dining room 5.75 Ft x 6.33 Ft

- 2pc Bathroom 5.08 Ft x 4.25 Ft
- Other 13.00 Ft x 10.17 Ft
- Primary Bedroom 11.17 Ft x 10.83 Ft
- Bedroom 10.58 Ft x 10.83 Ft
- 4pc Bathroom 9.25 Ft x 5.67 Ft
- Laundry room 5.67 Ft x 4.83 Ft

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