



## 8990 9 Avenue Calgary Alberta

\$2,499,000

A truly one of a kind corner property with PRIVATE half acre GATED ESTATE in the middle of West Springs. A short walk to the elementary & junior high schools, shopping, renowned restaurants & services. Close to best private schools including Webber Academy, Calgary Academy, Rundle and French International. This Wentworth Estate property is absolutely gorgeous with extensive landscaping features including: WATERFALL, KOI POND, GARDEN FOUNTAIN, GAZEBO, FIREPIT, SWIMMING POOL, just to name a few. VERY private lot lined with grown up trees and shrubs with very MATURE landscape, large deck, covered HOT TUB & 3 season SUN ROOM and full online SPRINKLER system. This 2-storey property is approx. 5000 SqFt with 2 double garage and fully developed basement. Main floor has large FORMAL ROOM, open concept KITCHEN & LIVING ROOM, OFFICE with custom Built-Ins. The gourmet kitchen features loads of beautiful custom cabinetry, 10' ceilings, center island, eating bar, walk-in pantry & stainless steel appliance including a large formal DINNING AREA. Upper floor includes a MASSIVE master bedroom with an ELEGANT 5-piece ensuite that includes a jetted soaker tub, stand in shower and a HUGE walk-in closet with loads of storage and custom built-ins. Plus 2 additional spacious bedrooms, 4-piece bathroom, laundry room and BONUS ROOM with custom Built-Ins. LOWER LEVEL is fully finished and is any guys dream space with custom WET BAR, MEDIA ROOM, GAMES ROOM/POOL TABLE, GYM, 5 piece bathroom with STEAM SHOWER and seating area with CUSTOM Built-Ins and feature wall. Property offers fully finished and HEATED double car garage, another fully finished double car garage with total of 4 garage parking and another 2-4 cars/boat/RV parking inside the GATED driveway. This ESTATE is a MUST to view and does not come often to market. (id:6769)

Bedroom 15.67 Ft x 12.58 Ft

2pc Bathroom 5.00 Ft x 4.67 Ft

5pc Bathroom 16.42 Ft x 9.50 Ft

Family room 16.17 Ft x 14.08 Ft

Exercise room 11.83 Ft x 10.00 Ft

Media 19.67 Ft x 11.00 Ft

Living room 20.08 Ft x 17.17 Ft

Office 12.83 Ft x 10.50 Ft

Other 10.58 Ft x 6.58 Ft

Sunroom 18.42 Ft x 14.17 Ft

Primary Bedroom 19.42 Ft x 15.75 Ft

5pc Bathroom 10.50 Ft x 19.08 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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Century 21 Bravo Realty

**RE/MAX Realty Professionals**

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2pc Bathroom 5.50 Ft x 7.67 Ft  
Dining room 15.08 Ft x 15.00 Ft  
Family room 17.08 Ft x 15.00 Ft  
Kitchen 15.00 Ft x 14.33 Ft

Bedroom 16.00 Ft x 11.00 Ft  
Bedroom 11.42 Ft x 11.00 Ft  
4pc Bathroom 11.42 Ft x 6.33 Ft