



GRASSROOTS
REALTY GROUP

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8990 9 Avenue SW
Calgary, Alberta

MLS # A2216085



\$2,099,999

Division:	West Springs		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	3,490 sq.ft.	Age:	2007 (18 yrs old)
Beds:	4	Baths:	3 full / 2 half
Garage:	Aggregate, Driveway, Enclosed, Heated Garage, Parking Pad, Quad or More		
Lot Size:	0.05 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Fruit Trees/Shrub(s), Garden, Gazebo, La		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	Cable Connected, Electricity Connected, Natural Gas

Features: Bar, Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Smart Home, Storage, Walk-In Closet(s)

Inclusions: Swimming Pool â€” Summer & Winter Cover, Cleaning Robot, Cleaning Rods, Pump, Heater & Filtration System. Sunroom Ceiling Fan, Hot Tub with Cover, Garden Water Fountain, Garden Storage Shed at the back. Garden Gazebo with custom seating. Media System â€” Control4 Rack, Bsmt Ipad, Upper Floor Ipad, All In roof speakers. Media Room â€” System Rack, Screen, Projector, 6.1 Speaker System, Recliner Seating X6. Main Floor Sharp TV and Bracket, Fan/Light Fixture, Central Vacuum with cleaning hose, Bar Samsung TVâ€™s and TV brackets X3, Master Bedroom Fan/Light Fixture, North Bedroom TV and Bracket, Master Ensuite TV and Bracket, Kitchen â€” Stove/Oven, Hood Fan, Refrigerator, Dishwasher, Microwave, Garburator, Washer & Dryer, Bar Fridge, All Blinds & Window Coverings, Alarm System, Security Cameras x 5 with 2 monitors. 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.