



GRASSROOTS
REALTY GROUP

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4512 8 Avenue SW
Calgary, Alberta

MLS # A2223706



\$998,000

Division:	Rosscarrock		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,916 sq.ft.	Age:	2018 (7 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, City Lot, Dog Run Fenced In, Interior Lot, Low Maintenance Landscaping		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Metal Siding , Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Skylight(s), Soaking Tub, Walk-In Closet(s), Wet Bar		
Inclusions:	n/a		

Open House Sunday June 29th from 2-4pm. Extremely well cared for detached home in Rosscarrock across from St. Michael School. This 4 bedroom fully finished home presents with all the trimmings you would come to expect in a home of this caliber. The main floor has a bright and open floor plan with a cozy living room, spacious kitchen, formal dining area and separated main floor flex space. Upstairs you will find a flowing primary bedroom with French doors leading you to a sprawling ensuite with jetted tub and spacious walk in shower. The 2 additional upstairs bedrooms also provide ample space and storage areas with high end built in closet organizers. The basement is fully finished with a roughed in hydronic in floor heating system, a large media area, full bathroom, fourth bedroom and complete with a bar for entertaining. You will also enjoy the stylish zero maintenance back yard and countless area amenities.