



**GRASSROOTS**  
REALTY GROUP

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8136 9 Avenue SW  
Calgary, Alberta

MLS # A2247505



**\$1,288,800**

Division:	West Springs		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,747 sq.ft.	Age:	2006 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Door Opener		
Lot Size:	0.15 Acre		
Lot Feat:	Low Maintenance Landscape, No Neighbours Behind, Views, Waterfall		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Double Vanity, French Door, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Storage, Vaulted Ceiling(s), Vinyl Windows		
Inclusions:	Refrigerator in the garage, Washer in the basement utility room		

Enjoy this absolutely Stunning executive home in the highly sought-after community of West Spring. Backing onto a BEAUTIFUL West Park Pond/Natural reserve for optimal privacy. Total 3689 sq ft Fully Finished 4 bedroom/4-bathroom home updated with modern decor! Expansive 70 ft front and Great curb appeal. Impressive exterior features stone pillars and a full width covered porch. Step inside & experience a home that offers you an open concept, combined with purposeful spaces. Large welcome foyer with 20 ft ceilings welcomes you. Impressive open railing staircase leads to the upper area. Main floor features a mix of tiled and hard wood flooring. Office is perfectly located near front (could be easily transformed to main floor bedroom). Private & tucked away. Separate formal dining w/coffered ceiling for an elegant ambiance. Brighten living room has gas fitter fire place and numerous large windows with nice view to the rear yard. Spacious modern kitchen with white cabinetry, generous kitchen island with newly upgraded SS appliances package including GAS Stove, LG 36" ThinQ Instaview Door-in-Door Refrigerator. Breakfast nook with sliding patio doors leads out to an ENTERTAINER'S PARADISE featuring 2-TIERED DECK overlooking the PICTURESQUE POND. OVER \$70K IN GORGEOUS LANDSCAPING. 2pc bath completes on main. Upstairs offers bonus/family room - ideal for family movie nights and cozy get-togethers. Master Bedroom w/Vaulted ceilings is Calming/Private and large enough for all your furniture + favorite chair! You will LOVE the luxury 5pc ensuite, upgraded with double vanities w/granite counters, soaker tub, separate shower, skylight, 3-Way Fireplace creating a spa-like atmosphere. Substantial master walk-in closet! 2 more LARGE bedrooms with its own walk-in closet and 5pc full bath w/door separating

bath/toilet & double vanities. Laundry room w/newer washer/dryer(2023) on the upper level. Basement offers new LPV flooring. Fully developed w/additional 4th bedroom, large family/Rec room, Game/GYM area, 3pc full bath w/heated floor & incredible storage area. This home is around lower maintenance landscape yard from beautify pond (running fountain in summer) complete w/geese & ducks - adjacent to children's playground. OVER \$70K IN GORGEOUS LANDSCAPING. 2-Tiered Composite Deck, Stamped concrete patio, Hardie board Siding, Oversized Double Garage. Water softener & 2 AC units. This residence presents an unparalleled opportunity to enjoy a lifestyle of LUXURY, convenience & sophistication! Ideally located within walking distance to TOP RATED SCHOOLS, grocery stores, restaurants, fitness, medical, pharmacy - the list goes on & on... Coming soon = Radio Park - the perfect family gathering area will offer ice rinks, amphitheatre, park/picnic area + off leash dog park! Drive downtown in 15 mins or take transit. 25 mins to the airport. Easy access to Ring road & major roadways. Don't miss the chance to make it your own, IMMACULATELY kept home is better than NEW. Schedule a showing today!