



GRASSROOTS
REALTY GROUP

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426 8A Street NE
Calgary, Alberta

MLS # A2249820



\$1,550,000

Division:	Bridgeland/Riverside		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,759 sq.ft.	Age:	2005 (20 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Pantry, Recessed Lighting, Skylight(s), Soaking Tub, Walk-In Closet(s), Wired for Sound

Inclusions: Drapes, TV & mount in family room.

Located on a beautiful tree-lined street in historic Bridgeland, this gracious 3 bedroom home offers over 2700 sq ft of developed living space. The main level presents hardwood floors & high ceilings, showcasing a front formal dining room with ample space to host family & friends & a den/office is situated directly opposite. A hallway with elegant, coffered ceiling leads to the living room that's anchored by a feature fireplace & built-ins. The kitchen is tastefully finished with granite counter tops, large island/eating bar, plenty of storage (including a walk-through pantry), stainless steel appliances & bright breakfast nook. Completing the main level is a convenient mudroom & 2 piece powder room. The second level hosts 3 bedrooms, a 4 piece bath & laundry room with sink & storage. The primary retreat with vaulted ceiling boasts a cozy corner gas fireplace, walk-in closet & private 6 piece ensuite with dual sinks, relaxing jetted tub & rejuvenating steam shower. Other notable features include central air conditioning to the second level only, built-in speakers & skylights in the main bath & primary ensuite. Outside, enjoy the roomy west facing front porch & beautifully landscaped private back yard with deck, patio & pergola providing a beautiful outdoor entertaining oasis. The location is incredibly convenient, walking distance to historic Bridgeland shops, restaurants & cafes plus close to schools, parks, public transit & easy access to Edmonton Trail & Memorial Drive.