



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

226 8A Street NE
Calgary, Alberta

MLS # A2253233



\$950,000

Division:	Bridgeland/Riverside		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,398 sq.ft.	Age:	1946 (80 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Gazebo		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Storage, Vaulted Ceiling(s)		
Inclusions:	Garden decorations, bench, gazebo chairs		

Nestled in the prestigious walkable neighborhood of Bridgeland, this exquisite large family bungalow is a masterful blend of timeless charm and contemporary luxury. 2590+ sq ft of living space meticulously maintained with integrity, the 1946 architecture showcases original fir woodwork, while the modernized open-concept design and gourmet kitchen cater to refined tastes. This renovated home, with DUAL master bedrooms boasting lavish en-suites, epitomizes comfort and sophistication. The lower level offers a welcome retreat with a generous recreation room and a 3rd bedroom with a luxurious ensuite bath. You'll find ample storage space as well. Recent upgrades, including roof, furnace, plumbing and electrical systems that ensure optimal functionality. The professionally landscaped easy care gardens, surrounding a spacious deck, with a lovely gazebo create a serene get away outdoor haven. Complete with a heated two-car garage! This property epitomizes elegance and superior craftsmanship in every detail. Click on the reel icon above to enter the 3D tour, more photos and visit a lovely city home that could be yours.