



GRASSROOTS
REALTY GROUP

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8149 8 Avenue SW
Calgary, Alberta

MLS # A2262942



\$779,900

Division:	West Springs		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	1,840 sq.ft.	Age:	2023 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 175
Basement:	None	LLD:	-
Exterior:	Composite Siding	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Quartz Counters, Storage, Walk-In Closet(s)		

Inclusions: TV Brackets

WELCOME TO 8149 8 AVENUE SW, an EXQUISITE TRUMAN-BUILT RESIDENCE that redefines MODERN SOPHISTICATION in the prestigious community of WEST SPRINGS. Offering OVER 1,800 SQ. FT. OF IMPECCABLY DESIGNED LIVING SPACE, this home perfectly blends TIMELESS ELEGANCE with THOUGHTFUL FUNCTIONALITY. Step inside to a WELCOMING FOYER that immediately sets the tone for the home's REFINED INTERIORS. Just off the entrance, a VERSATILE PRIVATE OFFICE provides the perfect setting for professionals or students seeking a dedicated workspace—or it can easily serve as a THIRD BEDROOM. The main living level showcases an OPEN-CONCEPT DESIGN where NATURAL LIGHT pours through EXPANSIVE WINDOWS, highlighting the seamless flow between the LIVING ROOM, DINING AREA, and CHEF-INSPIRED KITCHEN. The space is enhanced by WIDE PLANK LUXURY VINYL FLOORING THROUGHOUT, creating a SOPHISTICATED AND COHESIVE LOOK. Designed for both STYLE AND PERFORMANCE, the kitchen features CUSTOM CABINETRY, STRIKING QUARTZ COUNTERTOPS, and an IMPRESSIVE LINEUP OF PREMIUM APPLIANCES—including a FULLY PANELLED FISHER & PAYKEL 36" FRENCH DOOR REFRIGERATOR WITH ACTIVE SMART TECHNOLOGY, a GAS RANGE, a BUILT-IN MICROWAVE, and a STAINLESS STEEL DISHWASHER. A GENEROUS CENTRAL ISLAND anchors the space, providing AMPLE ROOM FOR CULINARY CREATIVITY AND EFFORTLESS ENTERTAINING. From the dining area, step out to a PRIVATE BALCONY—a SERENE RETREAT that includes an A/C ROUGH-IN, perfect for enjoying MORNING COFFEE OR EVENING RELAXATION. Upstairs, discover TWO SPACIOUS DUAL PRIMARY BEDROOMS, each

complete with its own PRIVATE ENSUITE for ULTIMATE COMFORT AND PRIVACY. The PRIMARY SUITE is a true sanctuary, showcasing LARGE WINDOWS and a SPA-INSPIRED FIVE-PIECE ENSUITE featuring a DEEP SOAKING TUB, DUAL VANITIES, and a GLASS-ENCLOSED 10M SHOWER. The DOUBLE ATTACHED GARAGE is as polished as the interiors, boasting FRESHLY PAINTED WALLS and SLEEK EPOXY FLOORING, making it ideal for vehicles or ADDITIONAL STORAGE. WEST SPRINGS stands as one of CALGARY'S MOST PRESTIGIOUS COMMUNITIES, offering an UNPARALLELED LIFESTYLE where ELEGANCE MEETS CONVENIENCE. Perfectly positioned along the CITY'S WESTERN EDGE, this coveted neighbourhood blends SOPHISTICATED LIVING with BREATHTAKING NATURAL SURROUNDINGS. MEANDERING PATHWAYS, LUSH GREEN SPACES, and QUICK ACCESS TO THE MAJESTIC ROCKY MOUNTAINS create an idyllic setting for outdoor enthusiasts. Meanwhile, VIBRANT BOUTIQUE SHOPPING, FINE DINING, and PREMIUM AMENITIES are just moments from your doorstep. Known for its TOP-TIER SCHOOLS, SERENE AMBIANCE, and EFFORTLESS CONNECTIVITY TO DOWNTOWN VIA BOW TRAIL AND STONEY TRAIL, West Springs offers a REFINED YET RELAXED WAY OF LIFE, making it a PREMIER DESTINATION FOR THOSE WHO SEEK BOTH LUXURY AND LIVABILITY.