



**GRASSROOTS**  
REALTY GROUP

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**2809 8 Street SW**  
**Calgary, Alberta**

**MLS # A2283592**



**\$2,199,000**

<b>Division:</b>	Upper Mount Royal		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,572 sq.ft.	<b>Age:</b>	1983 (43 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Slate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Clay Tile	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stone, Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub		

**Inclusions:** All Wall Mounted TV's, Stereo System Interior + Exterior. All appliances existing in property including but not limited to the noted Appliances

Situated in the highly desirable community of Mount Royal, this fantastic four-bedroom family home offers an exceptional lifestyle with walkability to all levels of schooling, including Earl Grey Elementary + Western Canada High School + an easy stroll to the Glencoe Club. The classic brick + stucco exterior is complemented by a large double attached garage + additional laneway parking beyond the backyard. The main floor is highlighted by a dynamic, expansive living room with dramatic beamed ceilings + a wood-burning fireplace framed by floor-to-ceiling stone. Flooring throughout the home is carpet-free, primarily showcasing hardwood + the interior has been freshly painted. A main-floor office features a built-in desk + an integrated storage system, while the designated formal dining room includes a built-in china cabinet for timeless entertaining. The legacy kitchen offers generous counter space + abundant cabinetry, complete with an island + a very spacious informal dining area with windows overlooking the expansive deck. Patio doors lead to a spectacular, flat, treed + landscaped west-facing backyard, creating an ideal setting for both everyday living + entertaining. The outdoor spaces truly shine with a huge deck equipped with a hot tub, making this an excellent home for indoor + outdoor living. Upstairs, you'll find four very spacious bedrooms, a convenient laundry room + renovated bathrooms. The primary bedroom offers a 5 piece ensuite bath + dressing room complete with built in dressers. Two mudrooms enhance functionality for busy family life, with one located on the main floor + a second conveniently positioned off the attached under-drive garage with snowmelt. The lower level offers a huge family room/games area with built-in bookshelves + recently refinished hardwood flooring. This very bright, Air conditioned family home is

available for quick occupancy.