



**7901 8A Avenue SW
Calgary, Alberta**

MLS # A2294350



\$1,800,000

Division:	West Springs		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,240 sq.ft.	Age:	2021 (5 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	Garage Faces Front, Triple Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Landscaped, No Back Lane, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, French Door, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	N/A		

A RARE FIND! Why buy new? Save the GST and a year off construction. Chose your possession date & move in to enjoy your exceptional new home. Custom built by Truman, this barely lived-in stunning home is located on a premium south-facing, mature lot in the heart of highly sought-after West District. Offering over 4,380 sq. ft. of luxurious open concept living space, including a fully developed walk-out lower level. The Pulsar II features soaring two-storey vaulted tray ceilings, & doors throughout the main floor, a dramatic wall of windows spanning the back of the home, upgraded & ceilings on every level, walk-in closets & an ensuite attached to every bedroom! From the moment you step into the formal entry, you'll appreciate the abundance of natural light that flows through the home. The elegant great room features a gas fireplace beautifully finished with tile. The adjoining chef's kitchen is truly exceptional, featuring oversized double islands, table-top breakfast bar, extensive double-height cabinetry with soft-close pull-outs, stunning upgraded quartz countertops, premium lighting & plumbing fixtures, top-of-the-line stainless steel appliances including a 5-burner gas range. A beautifully finished walk-through butler's pantry provides additional storage. The expansive 20' x 10' dining area is perfect for entertaining & large family gatherings, with a garden door leading to the full-size deck, overlooking the sunny, fenced yard. Main floor office with French glass doors & private bath complete the main. The upper level offers a central bonus room & 2 spacious bedrooms, plus, the primary suite is a true retreat! Features his/hers walk-in closets, luxurious 5-piece spa-inspired ensuite with marble flooring & wall accents, freestanding soaker tub, raised dual vanities & enclosed & shower. The

professionally finished walk-out lower level, completed by the builder, has a separate entrance with potential for conversion to a full suite. Approximately 1,150 sq. ft. of additional living space & features a massive open recreation area, perfect for entertaining, a spacious 4th bedroom, a 4-piece bathroom & ample storage. Large picture windows overlook the yard, with direct access to the patio. Additional \$100,000+ of custom upgrades include separate heating zones for every level, 2 HE furnaces, central air conditioning, premium hardwood flooring. Wonderful triple garage with high ceilings allowing for addition of a car lift. Representing the pinnacle of master-planned neighbourhoods, enjoy the walkability, just steps from shops, restaurants, schools, parks & pathways. Enjoy a short commute to both hospitals & downtown, with easy access to Stoney Trail, just 45 minutes to Kananaskis. Top ranked school district, both public & private from K to Grade 12. Lovingly built and rarely occupied by a single professional who travelled extensively, this home offers a rare opportunity to own a nearly new, custom estate property. Unbeatable hidden gem in West Calgary!