



**2034 8 Avenue SE
Calgary, Alberta**

MLS # A2127310



\$1,349,900

Division:	Inglewood		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,097 sq.ft.	Age:	2024 (0 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding, Stone, Stucco	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Stone Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound

Inclusions: N/A

OWN A PIECE OF MODERN HISTORY, DON'T MISS THIS RARE OPPORTUNITY! An incredible, ultra-luxurious modern old-world style detached home with over 2,800 total sq ft, extensive CUSTOM MILLWORK, plus other DESIGNER UPGRADES! And it all starts with the design. Detailed architectural features with arches, steep peaks, and oversized windows the height of the exterior create a stunning curb appeal masterfully crafted by John Trinh & Associates known for their high standard in design & unparalleled quality, creativity, and ingenuity. Located in sought-after Inglewood, this home is steps to the Bow River and its pathways, the Inglewood Wildlands, and within a walkable distance to trendy shops, restaurants, live music, and breweries. Stylish & functional, discover luxurious finishings starting from the stunning LIMESTONE exterior to the soaring 11-ft ceilings and chevron-style wide-plank oak hardwood flooring. The kitchen features custom LED skirt lighting, stunning countertops with matching full-height backsplash, custom cabinetry with soft-close hardware, and a hidden walk-in pantry. The oversized island features a waterfall counter at one end with contemporary cedar vertical panel accents at the other and ample bar seating - perfect for entertaining! The premium S/S Thermador appliance package includes a gas cooktop, a DOUBLE WALL OVEN, a SMART refrigerator, a built-in drawer microwave, dishwasher & bar fridge. The elegant dining room sits under a timeless chandelier while the living room overlooks the backyard and features an impressive media wall with an inset gas fireplace with ceiling-height surround and a cedar wood panel feature wall and hearth. A stunning glass wall & luxurious carpet-wrapped staircase leads to more chevron hardwood flooring under high ceilings, a fully equipped laundry room with tile

backsplash, and 2 secondary bedrooms with private ensuites. The primary suite features a soaring vaulted ceiling & ultra modern chandelier, walk-in closet with extensive built-ins, motion-activated lighting, heated ensuite floors, a fully tiled walk-in shower with bench & LED lighting, a floating vanity with dual undermount sinks and elegant counters, and a freestanding soaker tub with high-end black & gold hardware. 9-ft ceilings in the fully developed basement create a spacious rec area with a built-in media centre, a pocket office with a built-in desk for two, and a home gym with roughed-in ceiling speakers. Other upgrades include smart home lighting & sound system, camera rough-ins, rear deck, low-maintenance landscaping & windows, and metal-clad doors with glass. It's easy to see why the community of Inglewood is continually voted as Calgary's Best Neighbourhood & tops the list of Calgary's Coolest & Most Liveable communities. No matter where in the community you are, a locally-owned boutique or award-winning restaurant is a short walk away. Not to mention the river pathway & endless summer festivities to enjoy. Move into this stunning home & community today!