



**2226 8 Street NE  
Calgary, Alberta**

**MLS # A2127894**



**\$1,499,900**

<b>Division:</b>	Winston Heights/Mountview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,462 sq.ft.	<b>Age:</b>	2023 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Close to Clubhouse, Lawn, Landscaped, Yard Drainage, On Golf		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Flat	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Metal Siding , Mixed, Other, Stucco	<b>Zoning:</b>	R-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Stone Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
<b>Inclusions:</b>	None		

On one of the MOST DESIRABLE LOT LOCATIONS in the City Of Calgary with FOREVER VIEWS sits a gorgeous West Ridge Fine Custom Home. HIGH END FINISHINGS ~ LUXURY ENSUITE ~ FLOOR TO CEILING WINDOWS ~ WALKOUT BASEMENT ~ COMPLETED LANDSCAPING. **\*\*RARE\*\*** Overlooking the prestigious Winston Golf Course this striking, contemporary masterpiece simultaneously overlooks both the 16th and 18th holes, taking full advantage of its unmatched location with multiple indoor/outdoor living spaces, as well as near floor-to-ceiling glass walls to pull in the generous ambient light, as-far-as-your-eyes-can-see views, and surrounding natural beauty. With 3 bedrooms, 3 and a half bathrooms, an attached double garage, a walkout basement, and over 3,200 sq. ft of developed space, this property offers exciting, cutting-edge functional architecture and interior design; while retaining warm and welcoming high-end tasteful selections, such as wide plank hardwood, engineered stone, imported mosaic tile, and European appliances &mdash;to name a few. No expense has been spared and no detail was overlooked in the construction of this property. As such, West Ridge Fine Homes proudly offers a discerning buyer the singular opportunity for turnkey, modern luxury living in what is arguably Winston Heights/Mountainview's best location. This is a property you need to experience to understand and appreciate. All the lots beside it have been sold so THIS IS THE LAST OPPORTUNITY TO OWN A BRAND NEW HOME IN THIS LOCATION. Call your realtor and book a showing today.