



**8244 7 Street SW
Calgary, Alberta**

MLS # A2145101



\$899,900

Division:	Kingsland		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,844 sq.ft.	Age:	1957 (67 yrs old)
Beds:	5	Baths:	3
Garage:	Additional Parking, Driveway, Single Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Garden, Low Maintenance Landscaping		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Smart Home, Storage, Walk-In Closet(s)

Inclusions: Two Wooden Kitchen Shelves, Living Room TV Mount, Doorbell Camera, Nest Thermostat

Welcome to a truly magnificent property privately situated in an exclusive enclave of Kingsland on a sprawling 6,000sqft lot. The home boasts over 2,800sq.ft of living space and is graced with timeless renovations creating a sense of warmth, personality, and character with a hint of minimalism. The main level was re-designed for casual living and offers a harmoniously appointed floor plan with expansive sun-soaked windows that seamlessly connect the indoor and outdoor living spaces - great for entertaining. The cozy living room welcomes you from the front entryway and flows into the spacious kitchen and dining area that can accommodate gatherings of all sizes. The main level is also host to three large bedrooms and a shared bathroom while the upper level provides an intimate primary wing that's an escape within itself and is truly one-of-a-kind. The fully developed lower level provides additional space for guests and offers a fifth bedroom (or gym), a third bathroom, rec room, and plenty of storage space. This incredible home is conveniently located within a 5-minute drive or a 20-minute walk to three reputable CBE schools covering all ages (K-12). It's also within minutes of downtown, public transit, Rockyview Hospital, Glenmore Reservoir, Heritage Park, Chinook Mall, Southcentre Mall, Calgary Farmers' Market, Deerfoot Meadows, and so much more! Be sure to view the 3D VIRTUAL OPEN HOUSE TOUR or call today to set up a private viewing.