



GRASSROOTS
REALTY GROUP

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2216 8 Street NE
Calgary, Alberta

MLS # A2190342



\$2,499,900

Division:	Winston Heights/Mountview		
Type:	Residential/House		
Style:	2 Storey		
Size:	4,469 sq.ft.	Age:	2012 (13 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Oversized		
Lot Size:	0.17 Acre		
Lot Feat:	Backs on to Park/Green Space, Close to Clubhouse, Landscaped, Level, No F		

Heating:	Fan Coil, In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Concrete, Hardwood	Sewer:	-
Roof:	Flat Torch Membrane, Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	ICF Block	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, Elevator, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Smart Home, Wet Bar, Wired for Data, Wired for Sound		
Inclusions:	Control 4 System, 5 Built in Tv's, Kitchen Table		

Introducing a masterclass in luxury: a 4-bedroom, 4-bathroom + large office custom built showstopper, seamlessly blending elegance with modern functionality, sitting gracefully on a quiet street overlooking a golf course. Upon entering this 5700 sq. Ft developed home, you will notice no expense was spared. From the multiple waterfalls, elevator and extra windows, this home is an entertainer's paradise. The main floor boasts 20 ft ceilings with large open concept rooms overlooking the golf course. The chefs kitchen is complete with Sub Zero and Viking appliances including a large built in wine fridge and a pantry. There is a media room off the kitchen that leads back around to the entry area. Completing this floor is a main floor bedroom and a bathroom. Upstairs holds the master retreat with stunning views and a coffee bar. The ensuite is massive and has dual vanities with another waterfall beside the free-standing tub. A large walk-in closet completes the primary. Down the hall you will find conveniently located the laundry room, as well as, 2 more large bedrooms, an office, and a 4-pc bathroom. Downstairs has a large gym area and another full bathroom. Head out to the backyard from the walkout basement to enjoy the private yard and unobstructed views. Have a look at the spec sheet as there are to many upgrades to list. Call your realtor and book a showing before this one is gone! Check out the video!