

110, 8235 8 Avenue
Calgary, Alberta

MLS # A2184673



\$639,900

Division:	West Springs		
Type:	Residential/Five Plus		
Style:	3 Storey		
Size:	1,400 sq.ft.	Age:	2024 (1 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 202
Basement:	None	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	M-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Open Floorplan, Quartz Counters, Tankless Hot Water		

Inclusions: NONE

Welcome to the EMERSON townhouse by Trico Homes, a stunning 2-bedroom plus a Den, 2.5-bathroom residence featuring a main-floor den and a tandem car garage, nestled in the heart of West Springs. This contemporary home has a lot of luxurious upgrades, making it a must-see. Upon entering, you'll find a good size den area on the first level, you can make it as your home office or small guest room. going up to the second floor, you will find a convenient 2-piece bathroom. Adjacent to it, the modern kitchen impresses with ample cabinetry, a built-in microwave, and stainless steel appliances, including a refrigerator and dishwasher. The open-concept design seamlessly connects the kitchen, dining, and living areas, creating an inviting space perfect for both relaxation and entertaining. Large windows fill the room with natural light, and the living area opens onto a spacious private huge balcony. The third floor features two generously sized master bedrooms. One bedroom is ideal as a guest room with a large window that invites plenty of natural light. A stylish 3 piece bathroom with quartz countertops. The primary bedroom provides a serene retreat, enhanced by a large windows and a luxurious 4-piece ensuite with his & her walk-in closet, perfectly blending comfort and functionality. This home is future-ready with A/C rough-in and comes complete with all appliances and included blinds, making it move-in ready. this great brand new townhouse Located in the sought-after community of West Springs, you'll enjoy the perfect balance of convenience and scenic mountain views. Nearby amenities include parks, walking paths, shopping centers, restaurants and highly rated public and private schools. , With quick access to Stoney Trail, commuting is a breeze. Additionally, you're just minutes from Calgary's Olympic Plaza, where you can enjoy

outdoor activities like skiing in the winter months. Don't wait to call this exceptional townhouse in West Springs your new home. Schedule your showing today!