



GRASSROOTS
REALTY GROUP

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226 8A Street NE
Calgary, Alberta

MLS # A2253233



\$950,000

Division:	Bridgeland/Riverside		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,398 sq.ft.	Age:	1946 (79 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Gazebo		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Storage, Vaulted Ceiling(s)

Inclusions: Garden decorations, bench, gazebo chairs

Nestled in the prestigious walkable neighborhood of Bridgeland, this exquisite family home is a masterful blend of timeless charm and contemporary luxury. 2590+ sq ft of living space meticulously maintained with integrity, the 1946 architecture showcases original fir woodwork, while the modernized open-concept design and gourmet kitchen cater to refined tastes. This renovated home, with DUAL master bedrooms boasting lavish en-suites, epitomizes comfort and sophistication. The lower level offers a welcome retreat with a generous recreation room and ample storage space. Recent upgrades, including roof, furnace, plumbing and electrical systems that ensure optimal functionality. The professionally landscaped easy care gardens, spacious deck, with a lovely gazebo create a serene get away outdoor haven. Complete with a heated two-car garage, this property epitomizes elegance and superior craftsmanship in every detail. Click on the movie reel icon above to enter the 3D tour more photos and visit a home that could be yours.