



7865 8A Avenue SW  
Calgary, Alberta

MLS # A2306890



**\$1,825,000**

<b>Division:</b>	West Springs		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,240 sq.ft.	<b>Age:</b>	2020 (6 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Private, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Stone, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home		

**Inclusions:** Built in coffee machine. Shoe cabinets.

LAST CHANCE ALERT! The last two homes sold on 8A AVE SW were gone within the first 24 hours! And, this might be the last available home for a long time! Custom built by Truman, this beautifully finished "like new" luxury estate home sits on a premium south-facing mature lot in the heart of highly sought-after West District, offering over 4,380 sq. ft. of refined open-concept living space including a fully developed walk-out lower level. The Pulsar II showcases soaring two-storey vaulted tray ceilings, " doors throughout the main floor, a dramatic wall of windows along the back of the home, " ceilings on every level, walk-in closets and a private ensuite for every bedroom. This is the upgraded Prestige model with professionally designed, showhome-level finishings and extensive upgrades. From the moment you step into the formal entry, you'll notice the abundance of natural light throughout. The elegant great room is anchored by a striking gas fireplace with gorgeous " floor-to-ceiling brick. The adjoining chef's kitchen is exceptional, featuring a set of upgraded 5 piece built-in Fisher & Paykel appliances, herringbone backsplash tile, oversized double islands, a table-top breakfast bar, extensive double-height cabinetry with soft-close pull-outs, upgraded quartz countertops and premium fixtures. A well-designed walk-through butler's pantry and mud room adds valuable storage and function. The expansive " x " dining area is ideal for entertaining and large gatherings, with garden doors leading to a full-size deck overlooking the sunny, fenced yard. A main floor office with French doors and a private half bath completes the level. Upstairs offers a central bonus room, two spacious bedrooms, and a true primary retreat with dual walk-in closets and a luxurious

five-piece spa-inspired ensuite featuring marble finishes, a freestanding soaker tub, raised dual vanities and an enclosed 5'x6' custom shower. The professionally finished walk-out lower level, completed by the builder, offers approximately 1,150 sq. ft. of additional living space, a massive recreation area, a fourth bedroom, full bathroom and ample storage, with large windows and direct access to the patio. Over \$200,000 in upgrades throughout the home also include separate heating zones by two high-efficiency furnaces, central air conditioning and premium hardwood flooring. The fully finished and heated triple garage offers high ceilings with potential for a car lift or golf simulator. Located in one of Calgary's premier master-planned communities, enjoy walkability just steps to shops, restaurants, schools, parks and pathways, with quick access to hospitals, downtown, Stoney Trail and just 45 minutes to Kananaskis. Set within a top-ranked school district with both public and private options from K&dash;12, this meticulously maintained home presents a rare opportunity to own a turnkey luxury custom estate property in West Calgary.