



GRASSROOTS
REALTY GROUP

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2220 8 Street NE
Calgary, Alberta

MLS # A2338723



\$2,000,000

Division:	Winston Heights/Mountview		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,962 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Heated Garage		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Cement Fiber Board, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Skylight(s), Soaking Tub, Walk-In Closet(s), Wet Bar

Inclusions: Jennair Stainless Steel Refrigerator, 2nd Dishwasher.

Luxury Golf Course Living in Winston Heights Welcome to absolute sophistication. Backing directly onto the prestigious Winston Heights golf course, this architectural masterpiece offers just under 3,880 sq. ft. of impeccably designed total living space with a heated spacious double attached garage. Blending commanding views with ultra-luxurious finishes, this three-bedroom, 3.5-bathroom walkout home redefines modern elegance starting on the main floor, where soaring 11-foot ceilings and gleaming engineered hardwood floors flood the grand living and dining areas with natural light while framing unobstructed views of the rolling greens. The culinary enthusiast will be captivated by the chef's kitchen, featuring premium appliances, custom cabinetry, a massive statement quartz island, and a dedicated barista pantry perfect for morning espresso rituals and added valuable prep space and storage. Ascending the stunning, custom carpeted open-riser staircase to the spacious upper level boasting 10-foot ceilings, you will find a quiet, sunlit loft by two skylights, alongside a lavish primary suite complete with a spa-inspired ensuite, with dual vanities and free standing soaker tub encapsulated by dual showers. A boutique walk-in closet with many custom built-ins. Two additional generously sized bedrooms on this level each offer elevated finishes, built-ins and easy access to beautifully appointed bath. Completing this exceptional property, the fully finished walkout lower level is an entertainment and wellness hub that steps directly out to a backyard oasis bordering the golf course, featuring a dedicated private gym space, a full bathroom with a steamer, wet bar and ample room for a future media room, or games area.