



GRASSROOTS
REALTY GROUP

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110, 8235 8 Avenue SW
Calgary, Alberta

MLS # A2344783



\$569,900

Division:	West Springs		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,487 sq.ft.	Age:	2023 (3 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.02 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 207
Basement:	None	LLD:	-
Exterior:	Wood Siding	Zoning:	M-G
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: N/A

Welcome to this stunning townhome built by Trico Homes in the highly desirable community of West Springs. This refined rustic retreat offers 2 bedrooms, 2.5 bathrooms, perfectly blending contemporary style with exceptional functionality. After entering the home, you're welcomed by a versatile den, perfect for a home office, followed by access to the attached garage. The bright, open-concept main floor features luxury vinyl plank flooring throughout and a modern kitchen complete with upgraded stainless steel appliances, a built-in microwave, chimney hood fan, quartz countertops, a ceramic undermount sink, abundant cabinetry, and a spacious pantry. Step outside to the full-width private patio, an ideal space for entertaining guests or relaxing with family. Upstairs, both generously sized bedrooms feature their own private ensuites, offering the ultimate in comfort and privacy. A conveniently located upper-floor laundry room adds to the home's thoughtful and practical design. Central air conditioning ensures year-round comfort. Ideally located within walking distance to parks, shopping, restaurants, and everyday amenities, this home also offers quick access to Stoney Trail, making commuting a breeze. Families will appreciate the excellent nearby schools, including West Springs School, West Ridge School, and Ernest Manning High School. Thoughtfully designed as one of Trico Homes' most desirable townhome models in this exceptional master-planned community, this move-in-ready home is perfect for first-time buyers, young professionals, downsizers, or investors seeking modern living in one of Calgary's most desirable southwest neighborhoods.