

8217 8A Avenue SW
Calgary, Alberta

MLS # A2212774



\$1,599,000

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Composite Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		
Inclusions:	See Remarks		

Step inside this stunning STARS Lottery dream home in sought-after West Springs, built by award-winning Trico Homes. This two-storey, four-bedroom Net Zero Elite masterpiece blends vintage-inspired charm with modern cottage elegance, offering a serene and stylish retreat. Furnishings are optional. An open-concept main floor is anchored by a chef-inspired kitchen featuring built-in appliances, a wine bar cabinet, and a pot filler—flowing seamlessly into the inviting dining nook and spacious great room. Soaring 18-foot ceilings, a statement fireplace, and marble-inspired porcelain tile create a bright, airy atmosphere perfect for entertaining or relaxing. Upstairs, the owner’s suite is a true sanctuary, complete with a spa-like 5-piece ensuite boasting a free-standing tub, glass and tile walk-in shower, dual vanities, and a large walk-in closet. Two additional bedrooms, a versatile bonus room, and a conveniently located side-by-side laundry room with upper cabinetry and a folding counter round out the upper floor. The fully developed basement adds even more living space—ideal for family movie nights, guests, or a home gym. Net-Zero features including triple-glazed windows, solar panels, air-source heat pump, electric water heater, and R-24 fiberglass batt insulation ensure that the home prioritizes energy efficiency while maintaining elegance and quality. Every detail in this home has been thoughtfully designed to offer both luxury and livability.