

**8217 8A Avenue SW**  
**Calgary, Alberta**

**MLS # A2212774**



**\$1,599,000**

<b>Division:</b>	West Springs		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,973 sq.ft.	<b>Age:</b>	2024 (1 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Rectangular Lot		

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