

# \$1,599,000 - 8217 8a Avenue Sw, Calgary

MLS® #A2212774

**\$1,599,000**

4 Bedroom, 4.00 Bathroom, 2,973 sqft  
Residential on 0.10 Acres

West Springs, Calgary, Alberta

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.

Built in 2024

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2212774    |
| Price          | \$1,599,000 |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,973       |
| Acres          | 0.10        |
| Year Built     | 2024        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 8217 8a Avenue Sw |
| Subdivision | West Springs      |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2H 0C3           |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                                             |
| Appliances        | Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, See Remarks, Washer |
| Heating           | Forced Air, Natural Gas                                                                                 |

|                 |                |
|-----------------|----------------|
| Cooling         | None           |
| Fireplace       | Yes            |
| # of Fireplaces | 1              |
| Fireplaces      | Electric       |
| Has Basement    | Yes            |
| Basement        | Finished, Full |

### **Exterior**

|                   |                                        |
|-------------------|----------------------------------------|
| Exterior Features | Private Yard                           |
| Lot Description   | Back Yard, Front Yard, Rectangular Lot |
| Roof              | Asphalt Shingle                        |
| Construction      | Brick, Composite Siding, Wood Frame    |
| Foundation        | Poured Concrete                        |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 17th, 2025 |
| Days on Market | 5                |
| Zoning         | R-G              |

### **Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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