

# \$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	2
Zoning	R-G

## Listing Details

Listing Office	Real Broker
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