

\$2,495,000 - 2615 8 Street Sw, Calgary

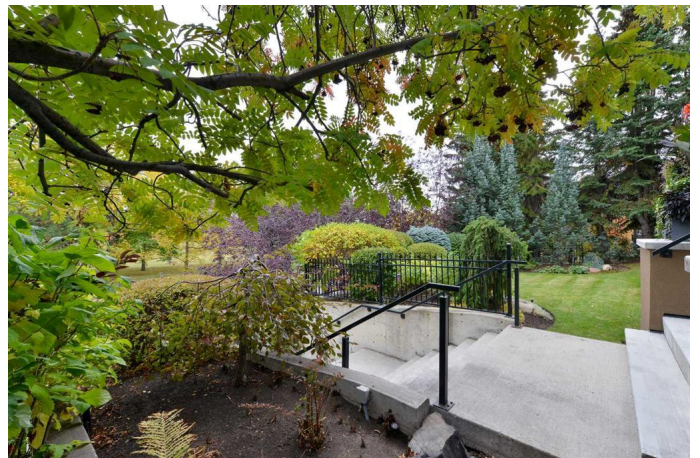
MLS® #A2135641

\$2,495,000

5 Bedroom, 5.00 Bathroom, 2,397 sqft
Residential on 0.18 Acres

Upper Mount Royal, Calgary, Alberta

A RARE OFFERING! This exceptional 5 bedroom bungalow was expertly designed by Paul Lavoie, move-in ready and perfect for families and empty nesters. Located in the prestigious neighbourhood of Mount Royal with gorgeous curb appeal and breathtaking gardens. Elegant yet contemporary with soaring ceilings and an open floor plan that will set the stage for entertaining and relaxing alike. Put your feet up and unwind in front of the unique back-to-back fireplaces in the inviting living room, then enjoy the warm ambience for gatherings in the comfortable dining room with tranquil garden views. The gourmet kitchen effortlessly combines style with function featuring granite countertops, extended sleek cabinetry, a gas cooktop, double wall ovens and a massive waterfall edge island. Enjoy a spacious butler's pantry, ideal for extra storage, a coffee bar and hosting catered parties or large events. French doors lead from the living room to the balcony overlooking the front gardens enticing peaceful morning coffees. Another set of French doors off the dining room opens to reveal the outstanding west-facing terrace where enchanting gardens will take your breath away. Custom Gemstone lights illuminate the evenings while a patio awning provides shade in the hot summer months. Built-in irrigation for less upkeep too! The primary bedroom is a true owner's retreat with a lavish ensuite boasting dual sinks, a deep hydro tub, an indulgent steam shower



and a custom walk-in closet. A second bedroom on this level is also equipped with its own private and luxurious ensuite. Handily tucked away, the flex space is a quiet backdrop for hobbies or a home office. This opulent home even has a laundry room with ample storage on each level. The grandeur continues into the lower level where a sizable rec room is an entertainer's dream for friendly games nights or gathering in the theatre room over engaging movies. 3 spacious and bright bedrooms are also on this level, one with its own ensuite while the other two share a separate 4-piece bathroom. A gym/yoga room and another flexible hide-away space that can be used as a children's / grandkid's play area or space where your storage can actually be organized! The oversized garage has a handy separate entrance to the lower level, perfect for a nanny or home office. Numerous upgrades and features: ICF construction, in-floor heat, power blinds and drapes, in-ceiling speakers, air conditioning, irrigation and more. Phenomenally located, steps to Earl Grey Elementary School, a short distance to the Glencoe Club, walking paths, inner-city's robust amenities and Western Canada High School. Exceptional value in the premium community of Mount Royal. Friendly, vibrant, and rich with history!

Built in 2004

Essential Information

MLS® #	A2135641
Price	\$2,495,000
Sold Price	\$2,520,000
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1

Square Footage	2,397
Acres	0.18
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	2615 8 Street Sw
Subdivision	Upper Mount Royal
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 3A4

Amenities

Parking Spaces	2
Parking	Double Garage Attached, Oversized

Interior

Interior Features	Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Soaking Tub, Storage, Walk-In Closet(s), Wired for Sound
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Wine Refrigerator
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Dining Room, Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Awning(s), Garden, Lighting, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Garden, Landscaped, Many Trees, Private

Roof	Asphalt Shingle
Construction	Concrete, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	June 14th, 2024
Date Sold	June 21st, 2024
Days on Market	7
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Realty Professionals
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