

# \$1,199,000 - 4416 8 Avenue Sw, Calgary

MLS® #A2178853

**\$1,199,000**

5 Bedroom, 4.00 Bathroom, 1,890 sqft

Residential on 0.14 Acres

Rosscarrock, Calgary, Alberta

Welcome to this beautiful brand new environmentally friendly Detached Home in Rosscarrock SW Calgary, AB. This home is **LEGAL SECONDARY SUITE** with a **SEPARATE ENTRANCE**, It can serve as a mortgage helper, passive income, AND is an amazing option for future sale of the property. This beautiful modern home also comes with **SOLAR PANEL** on rooftop making it an energy-efficient home reducing utility costs and environmental impact. A beautiful well made open concept home boasts 5 **BEDROOMS** and 3.5 **BATHROOMS**, built with amazing quality, functionality and craftsmanship. You can enjoy the spacious feel of 10' ceilings on the main floor, enhancing natural light and adding an open, airy ambiance to your living space. The gourmet kitchen is a masterpiece of design, featuring two-tone cabinetry with soft-close, ceiling-height cabinets, and a very large 12' waterfall island, perfect for hosting multiple guests, lots of storage and is extremely well designed. The dining room, living room, and kitchen are all equipped for comfort and entertainment. The home features tons of large triple paned black windows which allows for natural lighting to add to its natural beauty and to conserve heat. The upper floor contains 2 bedrooms which are generous in size, the common bath, the separate laundry, and the **PRIMARY SUITE** which has **VAULTED CEILINGS**, a custom walk-in closet to keep you well organized, and a breathtaking 5-piece



ensuite which will have you feeling like you are at a spa everyday with its free standing soaker tub, fully tiled shower with a bench and beautiful double vanities. Now getting to the FULLY DEVELOPED and LEGALLY SUITED LOWER LEVEL you are greeted with a big open space and a full kitchen, bathroom and a separate private laundry. 2 BEDROOMS, one which can double as an office with large glass walls and door. It also has a great sized double detached garage. Close to city centre, transit, schools and many more amenities. This is the perfect location for everyone. Dated to be completed early spring 2025. Feel free to check out the site while your dream home awaits completion!

Built in 2025

**Essential Information**

MLS® #	A2178853
Price	\$1,199,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,890
Acres	0.14
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	4416 8 Avenue Sw
Subdivision	Rosscarrock
City	Calgary
County	Calgary
Province	Alberta

Postal Code T3C 0G7

## Amenities

Parking Spaces 3  
Parking Double Garage Detached, Off Street  
# of Garages 1

## Interior

Interior Features Chandelier, Double Vanity, High Ceilings, Kitchen Island, Vaulted Ceiling(s), Walk-In Closet(s), Separate Entrance  
Appliances Dishwasher, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Oven-Built-In, Electric Range, Microwave Hood Fan  
Heating Hot Water, Fireplace(s)  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Electric  
Has Basement Yes  
Basement Full, Exterior Entry, Suite

## Exterior

Exterior Features Lighting, Other  
Lot Description Back Yard, Front Yard, Back Lane  
Roof Shingle  
Construction See Remarks  
Foundation Poured Concrete

## Additional Information

Date Listed November 14th, 2024  
Days on Market 173  
Zoning R-C2

## Listing Details

Listing Office Real Broker

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.