

# \$1,569,000 - 3712 8 Avenue Nw, Calgary

MLS® #A2196922

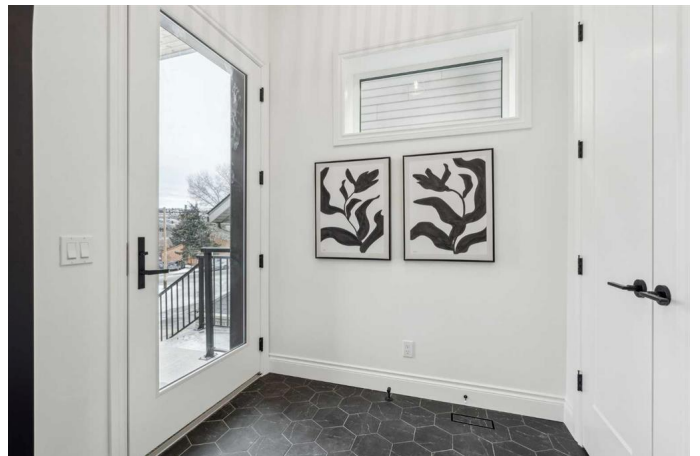
**\$1,569,000**

5 Bedroom, 5.00 Bathroom, 2,795 sqft

Residential on 0.09 Acres

Parkdale, Calgary, Alberta

Homes by Sorensen cordially invites you to step into your future and bask in the warmth of The Lotte Residence. Nestled on the highly coveted 8th avenue in Parkdale, this home boasts an oversized attached front garage and the added allure of no rear neighbors. Enjoy the convenience of being within walking distance to the hospital, parks, and easy access to Crowchild, 16th Ave, and Shaganappi – an incredible location! Upon entering the main floor, a separate foyer ensures privacy and functionality, leading to a cozy living room with a custom fireplace finish, featuring tiled niche-shelves and rounded tile details. The living room extends to a south-facing outdoor balcony through sliding doors, offering a perfect retreat. Continuing through the main floor, discover a high-end office with a distinctive black grilled glass feature wall, an oversized dining room, and a gourmet kitchen with easy access to a spacious pantry and breakfast nook. The main floor is completed with a back mudroom for additional storage or a convenient space to clean up after outdoor activities. The expansive backyard, with the lot stretching 150 feet deep, features an oversized concrete patio at grade and the luxury of no rear neighbors. No detail is spared, with a unique powder room boasting a feature vanity. Moving upstairs, explore 3 bathrooms and 4 bedrooms, including a primary bedroom with a private south-facing balcony and an adjoining spa-like ensuite with a freestanding soaker tub



and expansive shower. The upper level also offers two-way access to the laundry, making daily routines more convenient. Two of the remaining bedrooms feature ensuites and walk-in closets, providing comfort and style. The basement provides direct access from the huge (23.5â€™™ x 21â€™™), attached garage (yes, you can fit your truck!) to a second mudroom, spanning nearly the entire width of the home, ensuring spaciousness and functionality. The width of this lot is 26 feet, larger than your standard. The basement is thoughtfully designed, offering a large gym, a recreation space with a wet bar, a fifth bedroom with a walk-in closet, and a bathroom. Excitingly, The Lotte is a Net Zero Ready Home, incorporating high-performance construction details such as energy modeling, an optional solar plan, ICF foundation, double-studded wall assembly, high-performance windows and insulation, EPS foam under the basement slab, and more. Built by Homes by Sorensen, a leader in high-performance homes, this residence blends comfort, economy, beauty, and durability. Your new chapter begins at The Lotte, where your family and dreams find their address.

Built in 2023

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2196922    |
| Price          | \$1,569,000 |
| Bedrooms       | 5           |
| Bathrooms      | 5.00        |
| Full Baths     | 4           |
| Half Baths     | 1           |
| Square Footage | 2,795       |
| Acres          | 0.09        |
| Year Built     | 2023        |

|          |                        |
|----------|------------------------|
| Type     | Residential            |
| Sub-Type | Semi Detached          |
| Style    | 2 Storey, Side by Side |
| Status   | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 3712 8 Avenue Nw |
| Subdivision | Parkdale         |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T2N1E1           |

### Amenities

|                |                                            |
|----------------|--------------------------------------------|
| Parking Spaces | 5                                          |
| Parking        | Double Garage Attached, Additional Parking |
| # of Garages   | 2                                          |

### Interior

|                   |                                                                                                                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, See Remarks, Walk-In Closet(s), Sump Pump(s), Wet Bar |
| Appliances        | Bar Fridge, Dishwasher, Microwave, Refrigerator, Washer/Dryer, Central Air Conditioner, Range                                                                                                       |
| Heating           | Electric, Forced Air, Fireplace(s), High Efficiency, Heat Pump                                                                                                                                      |
| Cooling           | Central Air                                                                                                                                                                                         |
| Fireplace         | Yes                                                                                                                                                                                                 |
| # of Fireplaces   | 1                                                                                                                                                                                                   |
| Fireplaces        | Living Room, Electric                                                                                                                                                                               |
| Has Basement      | Yes                                                                                                                                                                                                 |
| Basement          | Exterior Entry, Finished, Full, Walk-Out                                                                                                                                                            |

### Exterior

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Exterior Features | Balcony, Private Yard, Other                                      |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Sloped Up                |
| Roof              | Asphalt Shingle                                                   |
| Construction      | Mixed, Stone, Wood Frame, ICFs (Insulated Concrete Forms), Stucco |
| Foundation        | ICF Block                                                         |

### Additional Information



|                |                     |
|----------------|---------------------|
| Date Listed    | February 25th, 2025 |
| Days on Market | 65                  |
| Zoning         | R-C2                |

### **Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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