

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

MLS® #A2196922

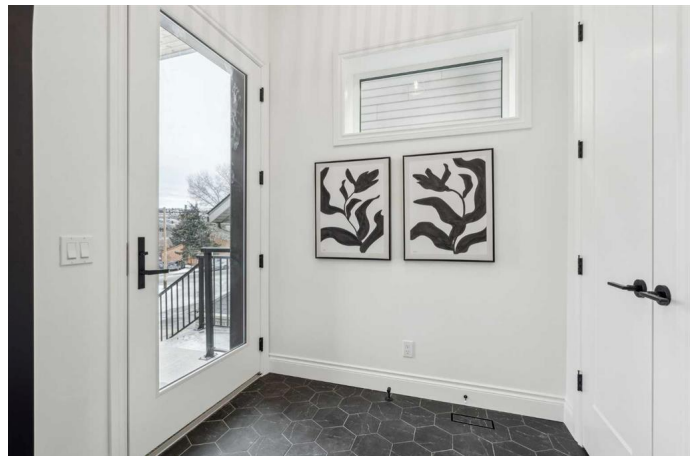
**\$1,569,000**

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), Wet Bar, Sump Pump(s)
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Microwave, Range, Refrigerator, Washer/Dryer
Heating	Fireplace(s), Forced Air, Heat Pump, Electric, High Efficiency
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Out

### Exterior

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

### Additional Information



Date Listed	February 25th, 2025
Days on Market	61
Zoning	R-C2

### **Listing Details**

Listing Office	Real Estate Professionals Inc.
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