

**8315 Centre Street NW**  
**Calgary, Alberta**

**MLS # A2163694**



**\$928,000**

<b>Division:</b>	Beddington Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,458 sq.ft.	<b>Age:</b>	2023 (1 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Rectangular Lot		

**Heating:** Forced Air

**Water:** -

**Floors:** Ceramic Tile, Vinyl Plank

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Separate/Exterior Entry, Full, Suite

**LLD:** -

**Exterior:** Stucco, Wood Frame

**Zoning:** R-CG

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** High Ceilings, Kitchen Island, Quartz Counters, Separate Entrance, Vinyl Windows

**Inclusions:** none

Welcome to this meticulously crafted BRAND NEW Bungalow Build from the Ground Up, ideally located in a sought-after neighborhood just steps away from Co-op, Safeway, and a host of other amenities. This brand-new home boasts exceptional style and high-quality finishes, featuring 3 bedrooms and 2.5 bathrooms, including two luxurious ensuites on the main floor. Upon entering, you'll be greeted by soaring 10-foot ceilings that imbue the space with a sense of openness. The kitchen is a chef's dream, complete with elegant white-washed oak cabinetry, classic subway tiles, a spacious island, and a full suite of stainless steel appliances. The legally permitted basement is designed with versatility in mind, offering 3 additional bedrooms, 2 bathrooms, and a generous kitchen, making it an excellent opportunity for rental income or multi-generational living. Separate washer and dryer units enhance the functionality of this well-thought-out home, perfect for those looking to live upstairs and rent the lower level. Don't miss out on this exceptional property. Contact your realtor today to schedule a private viewing!