

# URBANUPGRADE & NEWINFILLS

---

## 325 8 AVENUE NE | FEATURES & SPECIFICATIONS

### FEATURES

- 2-Storey Semi-Detached Infill in Crescent Heights, only minutes from Downtown!
- 2,662 Square Feet of Developed Living Space (1,872 Square Feet Above Grade)
- 4 Bedrooms (3 Up/1 Down)
- Double Detached Garage
- Fully Developed Basement with Rec Room, Wet Bar, Bathroom, and 4<sup>th</sup> Bedroom
- Upgraded Designer Lighting Package with Extensive Pot Lighting
- Decora Plugs/Switches Throughout
- Painted Ceilings Throughout
- Custom Millwork Throughout
- Custom Window Coverings, Including Blackout Curtains/Blinds in all Bedrooms
- South-Facing Backyard

### MAIN FLOOR

- Soaring 10' Flat Painted Ceilings
- Wide Plank, Engineered Hardwood Flooring
- Upgraded JennAir Stainless Steel Appliance Package with Gas Range, French Door Refrigerator, Built-In Hood Fan, and Dishwasher
- Custom Cabinetry with Built-In Pantry
- Oversized Island with Waterfall Quartz, Bar Seating, and Stainless Steel Sink
- Formal Dining Room with Large Window and Modern Chandelier
- Living Room with Gas Fireplace, Built-In Millwork, and Sliding Glass Doors to Rear Patio and Yard
- Powder Room with Custom Vanity, Quartz Countertops, Ceiling-Height Mirror, and Designer Light Fixture
- Rear Mudroom with Herringbone Tile Floors and Built-In Closet
- Staircase with Hardwood Flooring, Wood Railing and Black Spindles

403.269.8267 | **RE/MAX House of Real Estate**

Disclaimer: Information herein is believed to be accurate but should not be relied upon without independent verification.

# URBANUPGRADE & NEWINFILLS

---

## 325 8 AVENUE NE | FEATURES & SPECIFICATIONS

### UPPER FLOOR

- 9' Flat Painted Ceilings with 8' Interior Passage Doors Throughout
- Masters Quarters Features Wide Plank Engineered Hardwood Floors, Oversized Window, and Large Walk-In Closet with Custom Built Shelving and Drawers
- Private 5-Piece Ensuite with Heated Tile Floors, Custom Floating Vanity, Fully Tiled Shower with 10mm Glass and Rain Showerhead, Freestanding Soaker Tub with Herringbone Tile Feature Wall, and Dual Vanity with Ceiling-Height Mirror and Inset Designer Sconces
- Laundry Room with Herringbone Tile Floor, Quartz Countertop, Tile Backsplash, Built-In Upper Cabinetry with Hanging Rod & Side-by-Side Washer & Dryer
- Main Bathroom Features Extended Quartz Countertop, Undermount Sink, Tile Flooring, Ceiling-Height Mirror with Inset Designer Light, and Full-Height Tile Tub/Shower Surround
- Secondary Bedrooms with Large Windows and Closets with Built-In Shelving

### BASEMENT

- 9' Flat Painted Ceilings
- Plush Carpet Flooring
- Large Recreation/Entertaining Room Featuring a Wet Bar with Custom Cabinetry, Undermount Bar Sink, Tile Backsplash, and Floating Display Shelf, Beverage Fridge, and Designer Sconces
- Guest Bedroom with Large Window and Oversized Walk-in Closet
- 4-Piece Bathroom with Quartz Countertops, Undermount Sink, Ceiling-height Mirror with Inset Designer Light, and Full Height Tile Tub/Shower Surround

403.269.8267 | **RE/MAX House of Real Estate**

Disclaimer: Information herein is believed to be accurate but should not be relied upon without independent verification.

# URBANUPGRADE & NEWINFILLS

---

## 325 8 AVENUE NE | FEATURES & SPECIFICATIONS

### PLUMBING, HEATING, & ELECTRICAL

- Central Air Conditioning
- High-Efficiency Furnace with Humidifier
- 75-Gallon Hot Water Tank
- 100 Amp Electrical Panel
- Heat Recovery Ventilation System
- Sump Pump
- Roughed-In Hydronic In-Floor Heat in Basement

### EXTERIOR

- Premium Hardie Board Siding
- Low-Maintenance, Dual-Pane Vinyl Windows
- Brushed Concrete Walkways and Rear Patio
- Fully Fenced & Landscaped with Grass
- BBQ Gas Line in Rear Yard
- Double Detached Garage (Insulated)

403.269.8267 | **RE/MAX House of Real Estate**

Disclaimer: Information herein is believed to be accurate but should not be relied upon without independent verification.