

# \$499,900 - 35 8 Street Sw, Redcliff

MLS® #A2195334

**\$499,900**

3 Bedroom, 3.00 Bathroom, 1,379 sqft  
Residential on 0.11 Acres

NONE, Redcliff, Alberta

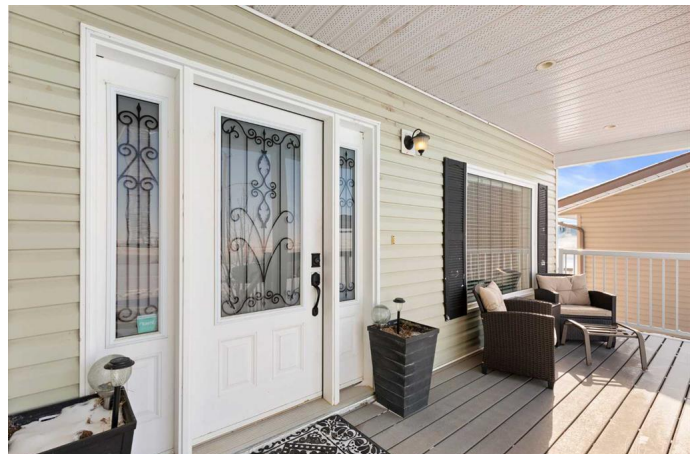
Luxury, Comfort & Efficiency â€“ Welcome to  
35 8th St SW, Redcliff!

This stunning ICF-built home (to the rafters!) offers unparalleled efficiency and durability while boasting incredible curb appeal. Spanning 1,379 sq. ft., this thoughtfully designed home blends modern elegance with warm, inviting spaces. If you're looking for peace and quiet, this property is located on an extremely quiet street and offers prairie views out the front of the home.

Step inside to an open-concept main floor, where hardwood floors, forged steel light fixtures, vaulted ceilings and skylights create a bright and stylish atmosphere. The gas fireplace serves as the focal point of the spacious living area, while the kitchen dazzles with a large island, high-end appliances, a corner pantry, and sleek finishesâ€”perfect for entertaining!

On the main floor youâ€™ll find two bedrooms, including a luxurious primary suite with a walk-in closet, a gorgeous 3-piece ensuite featuring a tiled shower, and private access to the backyard deck. A well-appointed boot room leads to the double-attached ICF garage, complete with an electric heater for added comfort.

The fully developed basement offers soaring ceilings, a sprawling entertainment space with



a wet bar, built-in cabinetry, and surround sound speakers, plus an oversized bedroom with direct ensuite access and a walk-in closet. There is also a den area / flex room that is perfect for an office, smaller workout room, or play room. A spacious laundry room with ample counter space and storage adds to the home's functionality and finishes out this one of a kind custom layout.

Step outside to enjoy a maintenance-free backyard, complete with a hot tub and a Duradek-covered back deck. Need space for your RV? You'll love the 50-amp RV parking! Additional features include hot water on demand, a high-efficiency furnace, and a breathtaking prairie view from the covered front porch, perfect for taking in those spectacular Alberta sunsets.

Don't miss this rare gem—schedule your showing today and experience the beauty of 35 8th St SW, Redcliff!

Built in 2007

### **Essential Information**

MLS® #	A2195334
Price	\$499,900
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,379
Acres	0.11
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	35 8 Street Sw
Subdivision	NONE
City	Redcliff
County	Cypress County
Province	Alberta
Postal Code	T0J 2P0

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Bar, Ceiling Fan(s), High Ceilings, Kitchen Island, No Smoking Home, Sump Pump(s), Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Balcony, Private Yard
Lot Description	Back Yard, Front Yard, Low Maintenance Landscape, Private
Roof	Asphalt Shingle
Construction	ICFs (Insulated Concrete Forms), Stone, Vinyl Siding
Foundation	ICF Block

### **Additional Information**

Date Listed	February 19th, 2025
Days on Market	45
Zoning	H

### **Listing Details**

Listing Office	EXP REALTY
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