



**IMMEDIATE POSSESSION**



# THE EMERSON

1290 SQ.FT.

205 - 8235 8 Ave SW



2 Bedrooms



2½ Bathrooms



Tandem Garage

### OPTIONS INCLUDED IN THIS HOME ARE:

- Near parks & pathways
- Refined Rustic colour palette expertly crafted by Aly Velji
- Open concept main floor
- Upgraded kitchen cabinets with shaker profile & stainless steel appliances
- Upgraded quartz kitchen backsplashes to match countertops extended to the hood fan area
- Upgraded laminate flooring & vents throughout main floor
- Upgraded flush mounted LED lights in great room
- Dual bedrooms with separate ensuites & walk-in closets
- 3-Piece owner's ensuite
- Gas line to deck
- A/C Rough-ins

### COME VISIT OUR SHOWHOMES

821 & 823 81 ST, Calgary, AB

Call Adam Zymirski today at 403.246.2127 or email at west83townhomes@tricohomes.com



### SHOWHOME HOURS:

Mon - Thurs: 2pm - 8pm

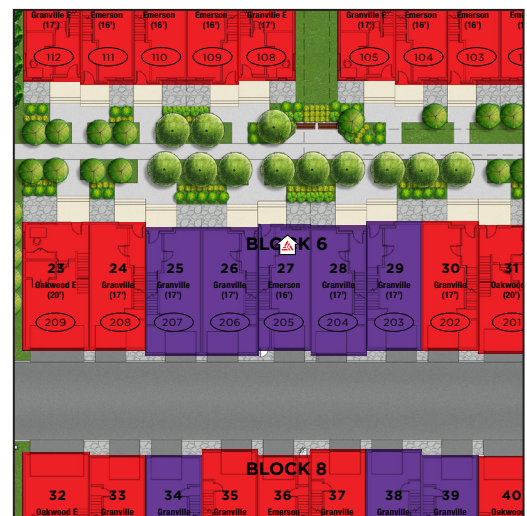
Fri: Closed

Sat - Sun: 12pm - 5pm

### PLUS RECEIVE YOUR OWN TRICO RED CARD



**& ENJOY INCREDIBLE ONGOING SAVINGS & REWARDS FROM OUR PARTNERS & RETAILERS**



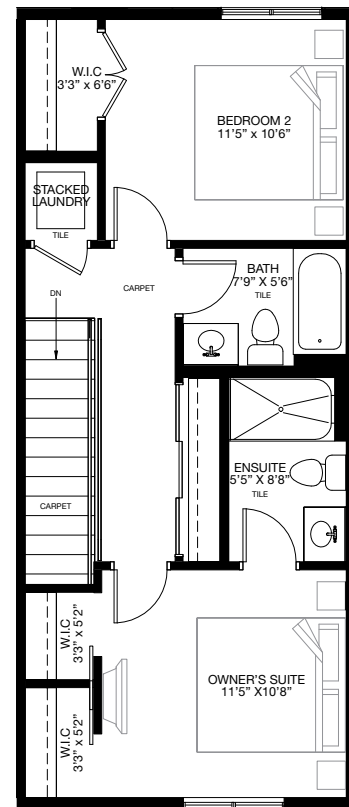
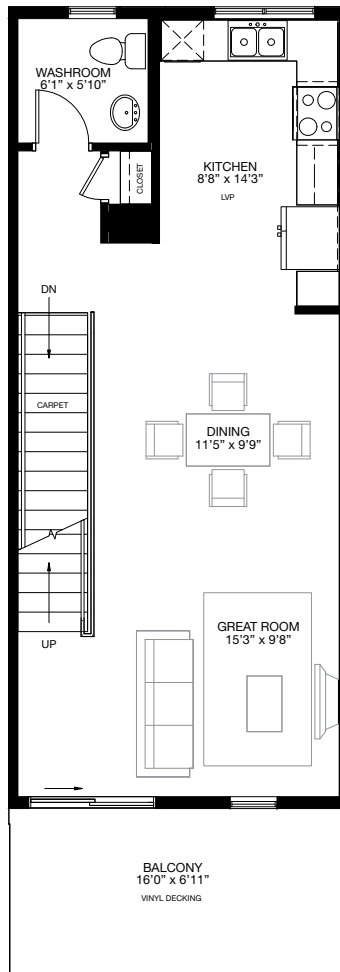
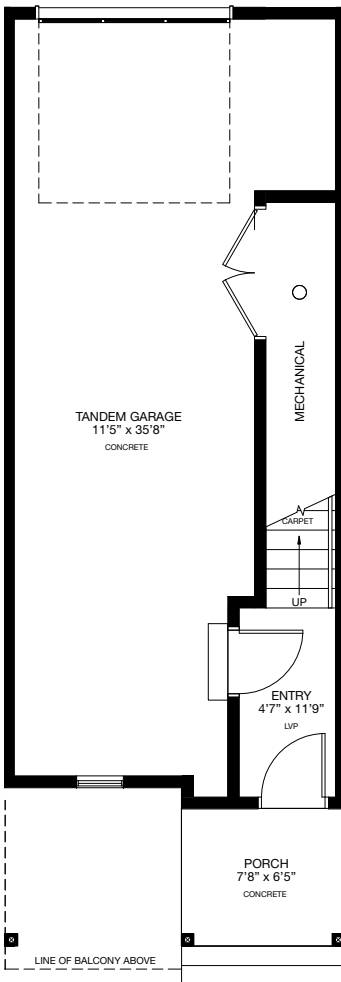
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Plan updated March 24, 2025



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