



THE
A-TEAM

**RE/MAX
FIRST**

427 37 Street #2, Calgary T3C 1R7

MLS®#: **A2109605**

Area: **Spruce Cliff**

Listing Date: **02/27/24**

List Price: **\$1,149,900**

Status: **Active**

County: **Calgary**

Change: **-\$20k, 01-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2021**

Lot Information

Lot Sz Ar: **4,004 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,161**

Low Sqft:

Ttl Sqft: **2,161**

DOM

82

Layout

Beds: **4 (3 1)**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **3**

Garage Sz: **3**

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Landscaped,Rectangular Lot**
Park Feat: **Triple Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Yard**

Construction: **Wood Frame**
Flooring: **Carpet,Hardwood,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Central Air Conditioner,Dishwasher,Dryer,Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **High Ceilings,Kitchen Island,Open Floorplan,Wet Bar**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	18`10" x 12`0"
Dining Room	Main	13`7" x 9`11"
Bedroom	Second	12`4" x 9`9"
Bedroom	Basement	12`1" x 11`4"
Game Room	Basement	14`6" x 11`5"
4pc Bathroom	Second	0`0" x 0`0"
5pc Ensuite bath	Second	0`0" x 0`0"

Room	Level	Dimensions
Kitchen	Main	26`6" x 8`4"
Bedroom - Primary	Second	14`11" x 11`8"
Bedroom	Second	12`3" x 9`10"
Family Room	Basement	21`8" x 10`10"
2pc Bathroom	Main	0`0" x 0`0"
4pc Bathroom	Basement	0`0" x 0`0"

Title:
Fee Simple
Legal Desc:

Zoning:
R-C2

1811847

Remarks

Pub Rmks: ***VISIT MULTIMEDIA LINK FOR FULL DETAILS & FLOORPLANS!*** This **DETACHED** home in Spruce Cliff is like new, featuring 4 bedrooms, 3 full bathrooms, and a fully developed basement. This home is also on an oversized lot w/ a **TRIPLE GARAGE** and has over 2,160 square feet of living space above grade. Engineered hardwood, large windows, and tall ceilings are found across the main floor. An ultra-sleek kitchen includes full-height custom cabinetry, a gas cooktop, fridge, built-in microwave, dishwasher, large under-mounted sink, tiled backsplash an oversized central island with breakfast bar seating. The living room centers around a gas fireplace with a featured tile surround and a sliding glass door nearby allows for quick outdoor access. A mudroom sits along the side of the home next to the living room and has a fully tiled floor, cabinetry, a coat closet, and a bench. Upstairs the master bedroom has a vaulted ceiling, an oversized walk-in closet with extensive built-in, and direct access to a 5-piece master-ensuite bathroom with heated tile flooring, a free-standing soaker tub, fully tiled standing shower and quartz vanity. Both secondary bedrooms on the upper floor have a walk-in closet, a window, and close to a main 4-piece bathroom with a private water-closet/tub space. The walk-in laundry room is centrally located on the upper floor and features enough room for side-by-side appliances, plus a folding counter with a sink. Downstairs you are led to a large rec room with a built-in wet bar, and a built-in storage/tv spot. A fourth additional bedroom includes two large closets and access to the close by the main 4-piece bathroom. This room could be used by roommates or overnight guests or could be turned into a bonus-space of your choosing. The sizeable west-facing backyard contains a concrete pad with a BBQ gas line and leads to the triple detached garage. Spruce Cliff is a family-friendly community that is close to many parks, schools and in within walking distance of the LRT. Contact us today for your private showing!

Inclusions: **None**
Property Listed By: **RE/MAX House of Real Estate**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











