



THE
A-TEAM

**RE/MAX
FIRST**

419 36 Street, Calgary t3c1p8

MLS®#: **A2110832**

Area: **Spruce Cliff**

Listing Date: **02/28/24**

List Price: **\$1,449,990**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2019**
Lot Information
Lot Sz Ar: **3,239 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,082**
Low Sqft:
Ttl Sqft: **2,082**

DOM

81
Layout
Beds: **4 (3 1)**
Baths: **4.5 (4 1)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Front Yard**
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Central,In Floor,ENERGY STAR Qualified Equipment,Fireplace(s),Forced Air,Natural Gas**
Sewer:
Ext Feat: **BBQ gas line,Private Entrance**

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

Kitchen Appl: **Built-In Oven,Built-In Refrigerator,Dishwasher,Electric Cooktop,ENERGY STAR Qualified Appliances,Garage Control(s),Garburator,Microwave,Tankless Water Heater,Washer/Dryer,Window Coverings**
Int Feat: **Bar,Central Vacuum,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Sauna,Smart Home,Storage,Sump Pump(s),Tankless Hot Water,Vinyl Windows,Walk-In Closet(s),Wired for Sound**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom - Primary	Second	13`6" x 12`11"	5pc Ensuite bath	Second	8`2" x 15`11"
Walk-In Closet	Second	7`6" x 7`6"	Laundry	Second	5`8" x 7`8"
Bedroom	Second	17`6" x 8`7"	3pc Ensuite bath	Second	5`5" x 7`2"
Bedroom	Second	10`7" x 19`0"	3pc Ensuite bath	Second	5`3" x 7`7"
Dining Room	Main	11`11" x 11`1"	Kitchen	Main	8`6" x 21`0"

2pc Bathroom	Main	4`11" x 5`1"	Living Room	Main	17`0" x 15`3"
Game Room	Lower	16`7" x 16`7"	Office	Lower	5`8" x 10`3"
Bedroom	Lower	14`1" x 10`6"	Walk-In Closet	Lower	5`6" x 7`3"
3pc Bathroom	Lower	5`11" x 8`5"	Furnace/Utility Room	Lower	5`10" x 7`2"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc: **1811385**

Zoning:
RC-2

Remarks

Pub Rmks: **Your new home in Spruce Cliff is like new condition, with 4 bedrooms, 3 full ensuite bathrooms, 1 full bathroom and 1 bathroom 2 piece, and a fully developed basement. This home has 2,082 square feet of living space above grade. Engineered hardwood, large windows, and 10 foot ceilings are found across the main and upper floor, with 8 foot doors. Well planned kitchen includes full-height custom cabinetry, HIGH END BOSCH appliances include induction cooktop, built-in fridge, built-in microwave, built-in dishwasher, large under-mounted sink, one piece of glass backsplash an oversized central island, breakfast bar seating. The living room featured a gas fireplace with a tile surround. Upstairs the master bedroom has oversized walk-through 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 with STEAM. Both secondary bedrooms on the upper floor have a full ensuites with heated floor. The walk-in laundry room is centrally located on the upper floor and features enough room for side-by-side appliances. Downstairs you are led to a large rec room with a built-in wet bar. A fourth additional bedroom includes extensive built-in walk-in closet. Private office with built-in cabinets. Spruce Cliff is a family-friendly community that is close to many parks, schools and in within walking distance of the LRT. Don't miss your opportunity.**

Inclusions: **N/A**
Property Listed By: **URBAN-REALTY.ca**

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











