



THE
A-TEAM

**RE/MAX
FIRST**

517 36 Street, Calgary T3C1P8

MLS®#: **A2120598**

Area: **Spruce Cliff**

Listing Date: **04/05/24**

List Price: **\$984,900**

Status: **Active**

County: **Calgary**

Change: **-\$14k, 01-May**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

1,960

Year Built:

2021

Low Sqft:

Ttl Sqft:

1,960

Lot Information

Lot Sz Ar:

3,003 sqft

Lot Shape:

DOM

44

Layout

Beds:

4 (3 1)

Baths:

3.5 (3 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

2

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Lane

220 Volt Wiring,Alley Access,Double Garage Detached,Garage Door Opener,In Garage Electric Vehicle Charging Station(s),Insulated

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Private Yard**

Construction:

Stucco,Wood Frame

Flooring:

Carpet,Ceramic Tile,Hardwood

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Garage Control(s),Gas Cooktop,Microwave,Oven-Built-In,Range Hood,Refrigerator,Tankless Water Heater,Washer/Dryer,Window Coverings,Wine Refrigerator

Int Feat:

Built-in Features,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Quartz Counters,Recessed Lighting,Wet Bar

Utilities:

Room Information

Room

Bedroom - Primary

Bedroom

4pc Bathroom

Foyer

Dining Room

2pc Bathroom

4pc Bathroom

Level

Second

Second

Second

Main

Main

Main

Basement

Dimensions

122`3" x 17`0"

9`9" x 16`1"

7`8" x 4`10"

7`10" x 8`10"

16`0" x 10`8"

5`5" x 5`6"

8`6" x 4`10"

Room

Bedroom

5pc Ensuite bath

Laundry

Living Room

Kitchen

Mud Room

Bedroom

Level

Second

Second

Second

Main

Main

Main

Basement

Dimensions

9`11" x 16`1"

9`3" x 16`11"

6`10" x 5`11"

14`3" x 16`7"

14`8" x 16`6"

5`5" x 8`2"

13`7" x 11`4"

Game Room	Basement	18`10" x 23`3"	Furnace/Utility Room	Basement	4`9" x 10`5"
			Legal/Tax/Financial		
Title:		Zoning:			
Fee Simple		R-C2			
Legal Desc:		2110493		Remarks	
Pub Rmks:		Open House Saturday April 20, 2024 1-3PM, -Time to Spruce up your life! Welcome to Spruce Cliff. Well appointed, this stunning, modern home is ready for you to make it yours. The exterior is a classic design with a tasteful mix of stucco and hardie board product. Located in a sought after location, this home is perfectly located for access to the BOW river, walking paths, shopping/schools/golf and has quick access to downtown and to the mountains to the west. This community is very walkable and so is this home with an open concept main floor with the focus being the kitchen with a 12' island featuring quartz counters. It has a gas cooktop, wall oven and plenty of storage. Easy to entertain in with a large living room that features a stone faced fireplace & classic built ins. The second floor is open at the top of the stairs with 2 bedrooms at the back of the level and a master bedroom at the front of the house that allow you to retreat to, and is exactly where you want to go at the end of your day. It features a spa like bathroom including a steam shower and a generous walk in closet. The second level wraps up with a spacious laundry room and a main bath. The basement starts off with in floor heat, it also includes a wet bar, spacious rec room, and a 4th bedroom & full bath. Summers coming so BBQ'S on the large deck in the backyard will be easy to handle. Landscaped, fenced and a double detached garage that is insulated and drywalled. Rough in for AC and Central vacuum is in place. Come and have a look you won't be disappointed.			
Inclusions:		N/A			
Property Listed By:		BECK Real Estate Ltd.			

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













