



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**711 36 Street, Calgary T3C 1R1**

MLS® #: **A2126518**

Area: **Spruce Cliff**

Listing Date: **04/26/24**

List Price: **\$1,269,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2024**

Lot Information

Lot Sz Ar: **2,996 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,130**  
Low Sqft:  
Ttl Sqft: **2,130**

DOM

**23**

Layout

Beds: **4 (3 1 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane, Back Yard, Rectangular Lot, See Remarks**  
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Other**

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

Kitchen Appl: **Bar Fridge, Built-In Oven, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer**  
Int Feat: **Bar, Built-in Features, High Ceilings, Open Floorplan, Quartz Counters, See Remarks, Separate Entrance, Smart Home, Vinyl Windows, Walk-In Closet(s), Wired for Sound**  
Utilities:

# Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	14`9" x 17`0"	Kitchen	Main	20`8" x 18`8"
Living Room	Main	19`7" x 12`8"	2pc Bathroom	Main	5`6" x 5`4"
Bedroom - Primary	Upper	17`3" x 12`3"	Bedroom	Upper	14`6" x 10`1"
Bedroom	Upper	12`5" x 9`11"	5pc Ensuite bath	Upper	12`2" x 10`1"
4pc Bathroom	Upper	8`3" x 5`1"	Bonus Room	Upper	8`10" x 10`1"
Laundry	Upper	7`10" x 5`8"	Game Room	Basement	15`9" x 18`2"
Exercise Room	Basement	8`1" x 9`0"	3pc Bathroom	Basement	7`11" x 8`1"
Bedroom	Basement	15`10" x 12`7"			

# Legal/Tax/Financial

Title:	Zoning:
<b>Fee Simple</b>	<b>RC-2</b>
Legal Desc:	<b>2311410</b>

# Remarks

Pub Rmks:	<p><b>** READY FOR POSSESSION **</b> Welcome to Spruce Cliff with a luxury infill built by Elaborate Homes. This brand new home features amazing finishes throughout with 4 bedrooms and 3-1/2 bathrooms, with approximately 3066 sq/ft of developed space. The main floor features a large open concept with 10ft ceilings, a spacious dining room, family room and kitchen with luxury hardwood floors throughout. The family room has large sliding door with a gas fireplace and open concept design to the kitchen and dining area with oversized windows and doors. The kitchen has quartz countertops and features a Samsung Appliance package. The upper floor has 9ft ceilings with a large primary bedroom with vaulted ceilings and attached en-suite with dual undermount sinks, quartz countertops, heated tile flooring, soaker tub and standing steam shower, with a walk-in closet with built-in cabinets. The upper floor has 2 more additional bedrooms with large built-in closets and a 4 piece bathroom, with the laundry room conveniently located on the top floor with a sink, you also have a large Bonus Room as extra living space. The home has a side entrance to the main floor or basement and is fully finished with a large recreation room with a wet bar, 4 piece bathroom, gym room with glass doors, and another bedroom. Enjoy your double car garage with extra space for storage and parking. This home is conveniently located close to shopping, schools, parks, with easy access to downtown Calgary. Many upgrades throughout with Air Conditioning, Smart Home System Ready, Lutron lighting, Speaker System Installed, Heated Floors in the upper bathrooms and much more, for more details Call your favorite realtor today!</p>
Inclusions:	<b>N/A</b>
Property Listed By:	<b>Grand Realty</b>

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











