



THE
A-TEAM

**RE/MAX
FIRST**

645 36 Street, Calgary T3C 1R1

MLS®#: **A2127542**

Area: **Spruce Cliff**

Listing Date: **05/03/24**

List Price: **\$1,349,000**

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: **3,239 sqft**
Lot Shape:

Access:

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

DOM

201
Layout
Beds: **4 (3 1)**
Baths: **4.5 (4 1)**
Style: **2 Storey**

Parking

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

Utilities and Features

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

Construction: **Brick,Stucco**
Flooring: **Carpet,Hardwood,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Dishwasher,Double Oven,Dryer,Electric Stove,Garage Control(s),Gas Cooktop,Microwave,Microwave Hood Fan,Range Hood,Refrigerator,See Remarks,Washer,Washer/Dryer,Wine Refrigerator**
Int Feat: **Breakfast Bar,Built-in Features,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,See Remarks,Separate Entrance,Soaking Tub,Vaulted Ceiling(s),Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	12`4" x 18`0"	Kitchen With Eating Area	Main	22`8" x 11`8"
Den	Main	17`0" x 11`8"	Laundry	Upper	6`0" x 7`11"
Living Room	Lower	18`8" x 9`6"	Kitchen	Lower	12`8" x 7`6"
Breakfast Nook	Lower	6`0" x 9`0"	Laundry	Lower	6`8" x 5`6"
Bedroom - Primary	Upper	15`0" x 11`4"	Bedroom	Upper	11`0" x 8`9"
Bedroom	Upper	11`0" x 8`9"	Bedroom	Lower	11`4" x 10`4"
2pc Bathroom	Main	0`0" x 0`0"	6pc Ensuite bath	Upper	0`0" x 0`0"
4pc Ensuite bath	Upper	0`0" x 0`0"	5pc Bathroom	Lower	0`0" x 0`0"
4pc Ensuite bath	Upper				

Legal/Tax/Financial

Title: Fee Simple
Legal Desc: 2566GQ

Zoning: R-C2

Remarks

Pub Rmks: **Stunning custom built and luxuriously designed. This detached home (slated for completion mid-December 2024) perfectly combines unsurpassed beauty with functionality with the added benefits of a LEGAL lower suite with its own separate side entrance and a sunny west-facing backyard. 2850+ sq ft of architectural mastery, 4 bedrooms and 4 1/2 baths awaits and since this home is custom built buyers have the privilege of personalizing your new home! The high-end design includes a wide open floor plan with a front flex room, a striking gourmet kitchen and an inviting living room with a gas fireplace flanked by built-ins. Soaring 10' ceilings, an abundance of natural light and designer finishes come together to create a breathtaking sanctuary. A barn slider to a handy mudroom and a tucked away powder room further add to your comfort and convenience. Designed with privacy in mind the second floor has been masterfully planned with the primary bedroom all the way on the other side of the level from the other bedrooms. The primary bedroom is a luxurious oasis with grand vaulted ceilings, an expansive walk-in closet and a lavish ensuite boasting dual sinks, a deep soaker tub and a separate shower. Both additional bedrooms are almost as lavish with their own custom walk-in closets and 4-piece ensuites. Conveniently a laundry with a sink completes this level. Entirely private from the upper levels the LEGALLY suited lower creates incredible versatility and a beautiful private space for multi-generational living. Gorgeously designed in the same quality finishes as the rest of the home this level impresses with a full kitchen, a large living room, a separate laundry room, a spacious bedroom and an opulent 6-piece bathroom with dual sinks. An aluminum and glass railed rear deck encourages casual barbeques in the sunny west-facing backyard. Plenty of parking and seasonal storage is found in the oversized double detached garage. This phenomenal INNER CITY location has every amenity close by - schools, Edworthy Park, the beautiful 9 hole Shaganappi Valley Golf Course with a a convenient driving range, and the LRT Station are all within walking distance! Please note that measurements were taken from the builder's plans and photos are from a previous project showing examples of the extraordinary quality finishes and craftsmanship.**

Inclusions: Second fridge, stove, dishwasher and hood fan in the legal basement suite
Property Listed By: RE/MAX iRealty Innovations

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