



THE
A-TEAM

**RE/MAX
FIRST**

8 HEMLOCK Crescent #404, Calgary T3C 2Z1

MLS® #: **A2142156**

Area: **Spruce Cliff**

Listing Date: **08/21/24**

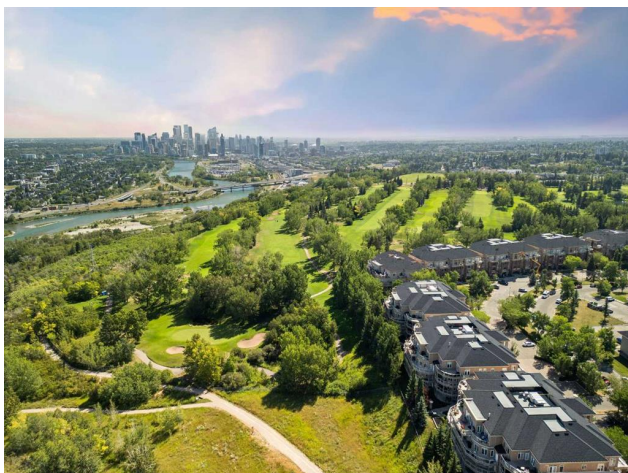
List Price: **\$1,465,000**

Status: **Pending**

County: **Calgary**

Change: **-\$25k, 23-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2007**

Finished Floor Area

Abv Sqft: **2,069**
Low Sqft:
Ttl Sqft: **2,069**

DOM

92
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Penthouse**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Garage Door Opener,Heated Garage,Titled,Underground

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **In Floor**

Sewer:

Ext Feat: **Balcony,BBQ gas line,Lighting**

Construction:

Brick,Stucco,Wood Frame

Flooring:

Carpet,Ceramic Tile,Hardwood

Water Source:

Fnd/Bsmt:

Kitchen Appl: **Bar Fridge,Built-In Oven,Dishwasher,Garburator,Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings,Wine Refrigerator**

Int Feat: **Built-in Features,Ceiling Fan(s),Closet Organizers,Crown Molding,Double Vanity,Elevator,French Door,Granite Counters,High Ceilings,Kitchen Island,Natural Woodwork,No Smoking Home,Open Floorplan,Pantry,Recreation Facilities,Soaking Tub,Steam Room,Storage,Vinyl Windows,Walk-In Closet(s),Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
6pc Ensuite bath	Main	0`0" x 0`0"	6pc Bathroom	Main	0`0" x 0`0"
Bedroom - Primary	Main	20`10" x 13`2"	Bedroom	Main	15`10" x 12`0"
Den	Main	12`8" x 13`10"	Living Room	Main	27`7" x 15`1"
Dining Room	Main	17`10" x 13`2"	Kitchen	Main	25`4" x 12`9"

Legal/Tax/Financial

Condo Fee:
\$1,249

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C2 d142

Legal Desc: **0710656**

Remarks

Pub Rmks: **[Click on multimedia" icon for a full drone tour.] Ever dreamt of living in a private Penthouse overlooking a lush natural area along the river in the heart of the City? Backing onto a reserve area with trails leading down to the Bow river. Only 1 of 4 penthouse units like this in the development with over \$200,000 in upgrades. No one unit is the same as each was exclusively custom designed. Wow, what a beautiful home. The 1st thing you will notice is the openness with 10' ceilings that look straight outside. This sophisticated one of a kind custom designed home exemplify luxury living, with radiant in floor heating throughout the entire unit. Enjoy this spacious living paradise in the comfort of this home. Featuring a large gourmet chef's kitchen at it's center piece designed with floor to ceiling custom built maple wood cabinets, granite counter tops. A cook's dream kitchen with plenty of cabinets and storage, and walk in pantry. This kitchen is equipped with top of the line Viking gas cook top with pot filler, Miele dishwasher, with built in coffee machine, convection oven, microwave and garburator. A massive Subzero french door fridge and a conveniently located wine chiller for host large family gatherings. Retreat into your master suite through double french doors. All bedrooms feature wall to wall windows to enjoy that priceless view. Venture into a huge ensuite equipped with dual sinks, a soaker tub and a custom built 8 piece steam shower. Decorated with imported 18" Italian marble tiles and upgraded engineered hardwood flooring throughout. Venture to the other side of the home to a large 2nd bedroom also with wall to wall windows with a great view. Enjoy another full bath with custom tiled 7 piece shower. The 3rd bedroom comes with a double sized murphy bed and can be used as a den / office for hybrid work life style. Access the 60' balcony from every room with 210' view of the city and skyline. The balcony equipped with automatic rail lighting that illuminate the evening night skies. Patio furniture and fire table negotiable; perhaps other furnishings if desired. All TVs and entertainment system included with built in Bose speakers in every room. Enjoy a good book in front of your 48" gas fireplace. All utilities included with the exception of power and internet. 2 large titled underground premium parking stalls, side by side right across from the elevators with a separate storage unit. Wash your cars with a shared underground wash bay. The Cooperwood III shares a Large club house for private parties in a separate building, 2 offices you can book and a full sized gym above, located in the Copperclub @ 24 Hemlock Crescent. Convenient commute to DT with easy access to the Westbrook LRT station. Looking over the historic 27 hole Shaganappi golf course, Calgary's largest and oldest golf course with a scenic city skyline. Don't miss out on this once in a life time opportunity to live in the highly desired Copperwood.**

Inclusions:
Property Listed By: **coffee machine - builtin, all electronics
CIR Realty**

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

