



THE
A-TEAM

**RE/MAX
FIRST**

419 36 Street, Calgary t3c1p8

MLS®#: **A2147460**

Area: **Spruce Cliff**

Listing Date: **07/06/24**

List Price: **\$1,149,900**

Status: **Active**

County: **Calgary**

Change: **-\$50k, 31-Aug**

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

72
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 with in-floor heating. 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: none
Property Listed By: URBAN-REALTY.ca

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