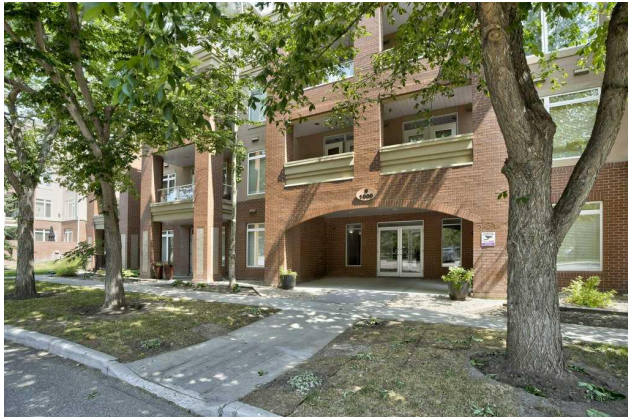


24 HEMLOCK Crescent #1308, Calgary T3C2Z1

MLS®#: **A2150294** Area: **Spruce Cliff** Listing Date: **07/25/24** List Price: **\$475,000**
 Status: **Active** County: **Calgary** Change: **-\$25k, 13-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2002**

Lot Information

Lot Sz Ar:
 Lot Shape:

Finished Floor Area

Abv Sqft: **1,511**
 Low Sqft:
 Ttl Sqft: **1,511**

DOM

53
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Parking

Ttl Park: **2**
 Garage Sz:

Access:

Lot Feat: **Backs on to Park/Green Space,Close to Clubhouse,On Golf Course**
 Park Feat: **Enclosed,Heated Garage,Parkade,Titled,Underground**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **In Floor,Natural Gas**
 Sewer:
 Ext Feat: **None**

Construction: **Brick,Stucco,Wood Frame**
 Flooring: **Carpet,Hardwood,Tile**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Bookcases,Breakfast Bar,Built-in Features,Closet Organizers,Granite Counters,High Ceilings**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	17`10" x 16`11"	Dining Room	Main	15`6" x 9`2"
Kitchen	Main	15`7" x 11`5"	Office	Main	10`4" x 8`11"
Bedroom - Primary	Main	19`8" x 16`3"	Bedroom	Main	16`1" x 11`9"
Laundry	Main	13`7" x 6`7"	5pc Ensuite bath	Main	13`8" x 9`11"
4pc Bathroom	Main	8`7" x 4`10"			

Legal/Tax/Financial

Condo Fee: **\$1,042** Title: **Fee Simple** Zoning: **DC (pre 1P2007)**

Fee Freq:
Monthly

Legal Desc: **0211551**

Remarks

Pub Rmks: **Welcome to the Copperwood, a highly desired Condominium backing directly onto Shaganappi Golf Course in one of Calgary's favorite South West communities, Spruce Cliff. This well designed home offers over 1509 sq ft with a space for everyone and a place for everything. Step into the vast open layout ensuring guest have tons of room to be welcomed into your new home. The kitchen boasts granite tops, a large pantry and a breakfast bar where family and friends will be sure to gather. The kitchen is open to the dining and living rooms yet defined enough that the chef of the house will have tons of space to prepare dinner in style. The family room has a cozy fireplace which is a fantastic addition to create the ultimate cozy living space. From the family room you may step out onto the large covered patio overlooking the golf course. All of the windows have Hunter Douglas Silhouette Blinds which really creates a feeling of elegance throughout the home. The laundry room is tucked nicely away at the front entry offering great storage options and a large utility space. The gorgeous double French doors open up into the office which is well appointed with built in cabinetry and a murphy bed for the times when you need room for an extra guest. Down the hall the secondary bedroom is a fantastic size, has views of the golf course, new carpets and boasts a walk in closet. The Primary bedroom also has new carpet and will accommodate the largest of bedroom furniture. Walking into the five piece ensuite you will be impressed with the dual sinks, separate tub and shower. Even the walk in closet is exceptionally finished with built in organizers. This property has incredible amenities. There is a guest suite, party room, well equipped fitness center, two titled underground parking stalls, a car wash, additional storage locker, bike storage and even a craft room. If you love the idea of a move in ready home with an outstanding view, if you love the idea of having easy access to transit and great roadways to get around Calgary and if you love the idea of having a home where you may lock and leave.....then this home may be your home.**

Inclusions:
Property Listed By: **N/A
RE/MAX Landan Real Estate**

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







