



THE
A-TEAM

**RE/MAX
FIRST**

3511 7 Avenue, Calgary T3E 3L6

MLS®#: **A2157391**

Area: **Spruce Cliff**

Listing Date: **08/14/24**

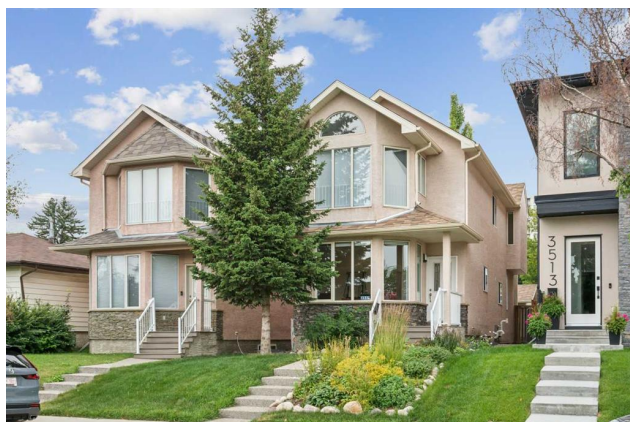
List Price: **\$824,900**

Status: **Active**

County: **Calgary**

Change: **-\$25k, 09-Sep**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **3,129 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,834**
Low Sqft:
Ttl Sqft: **1,834**

DOM

35
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,Front Yard,Lawn,Interior Lot,Landscaped**
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt**
Heating: **Fireplace Insert,Forced Air,Natural Gas**
Sewer:
Ext Feat: **Rain Barrel/Cistern(s)**

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

Kitchen Appl: **Dishwasher,Gas Stove,Microwave,Refrigerator,Washer/Dryer**
Int Feat: **Breakfast Bar,Central Vacuum,Granite Counters,Kitchen Island,Low Flow Plumbing Fixtures,Pantry,Soaking Tub,Vaulted Ceiling(s),Vinyl Windows,Wired for Sound**
Utilities:

Room Information

| Room | Level | Dimensions |
|--------------------------|-----------------|-----------------------|
| Kitchen | Main | 15`2" x 6`11" |
| Living Room | Main | 12`4" x 11`11" |
| Laundry | Main | 5`9" x 2`6" |
| Bedroom - Primary | Second | 19`8" x 12`2" |
| Bedroom | Second | 11`8" x 10`3" |
| 4pc Bathroom | Second | 8`11" x 4`11" |
| Bedroom | Basement | 17`8" x 14`11" |

| Room | Level | Dimensions |
|-------------------------|-----------------|-----------------------|
| Dining Room | Main | 10`8" x 7`11" |
| Family Room | Main | 11`10" x 11`5" |
| 2pc Bathroom | Main | 6`6" x 6`2" |
| 5pc Ensuite bath | Second | 12`7" x 8`7" |
| Bedroom | Second | 11`8" x 9`4" |
| Game Room | Basement | 24`7" x 11`6" |
| 4pc Bathroom | Basement | 8`11" x 4`11" |

Title:
Fee Simple
Legal Desc:

0511576

Zoning:
R-C2

Remarks

Pub Rmks: **Welcome to this well-maintained original owner home in the sought after area of Spruce Cliff. This 4 bedroom 4 bathroom home offers 2572 sq ft of living space. Upon entering the home you will be met with a formal living/sitting area which could also be used as a home office. Main floor has an open floor plan with combined kitchen, family, and dining area. Great for entertaining. The kitchen offers maple cabinets, granite counters, stainless steal appliances a raised breakfast bar, and moveable island. Plenty of cabinet space including a spice cupboard and walk in pantry. a 2 piece bathroom with laundry completes the main floor. The dryer is a German technology system which requires no venting. The upper level of the home has a massive primary suite with vaulted ceilings and incorporates an added relax/sitting space and 2 large closets. 5 piece ensuite bath offers large corner soaker tub, dual vanities, separate shower and toilet. Down the hall from the primary, you will find the other 2 nice sized bedrooms and 4 piece bath. The basement level offers a family room with a rough in for future projector system, a rec room, a 4 piece bathroom and an oversized bedroom which could also be used as an additional games room. The private back yard is South facing and leads to the detached double car garage. Other features of the home include, built in speakers, toe kick for the vaccu flo, low flow fixtures in all 4 bathrooms, new furnace (2023), newer cordless blinds to some rooms, freshly painted throughout and a water tote to catch rainwater for added irrigation. The home is located within walking distance to the C-Train, shopping, professional offices, golf course, and is minutes to all the downtown core has to offer. Great family community. Do not miss this opportunity to call this home.**

Inclusions:
Property Listed By: **water tote for irrigation and all window coverings
RE/MAX Complete Realty**

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