



THE
A-TEAM

**RE/MAX
FIRST**

711 36 Street, Calgary T3C 1R1

MLS®#: **A2157622**

Area: **Spruce Cliff**

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

List Price: **\$1,189,900**

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: **3,271 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,130**

Low Sqft:

Ttl Sqft: **2,130**

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,Rectangular Lot**
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Other**

Construction:

See Remarks,Stucco,Wood Frame

Flooring:

Carpet,Hardwood,Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Bar Fridge,Built-In Oven,Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Garburator,Gas Cooktop,Microwave,Range Hood,Refrigerator,See Remarks,Washer**

Int Feat: **Built-in Features,Double Vanity,High Ceilings,Kitchen Island,Open Floorplan,Quartz Counters,See Remarks,Separate Entrance,Smart Home,Soaking Tub,Vinyl Windows,Walk-In Closet(s),Wet Bar,Wired for Sound**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	17`0" x 14`9"	Living Room	Main	12`8" x 19`7"
Kitchen	Main	18`8" x 20`8"	2pc Bathroom	Main	5`4" x 5`6"
Bedroom - Primary	Upper	12`3" x 17`3"	Bedroom	Upper	9`11" x 12`5"

Bedroom	Upper	10`1" x 14`6"	Bonus Room	Upper	8`10" x 10`1"
5pc Ensuite bath	Upper	10`1" x 12`2"	4pc Bathroom	Upper	8`3" x 5`1"
Laundry	Upper	5`8" x 7`10"	Game Room	Basement	15`9" x 18`2"
Bedroom	Basement	15`10" x 12`7"	Exercise Room	Basement	8`1" x 9`0"
3pc Bathroom	Basement	7`11" x 8`1"			

Legal/Tax/Financial

Title: **Fee Simple**
 Zoning: **R-C2**
 Legal Desc: **2311410**

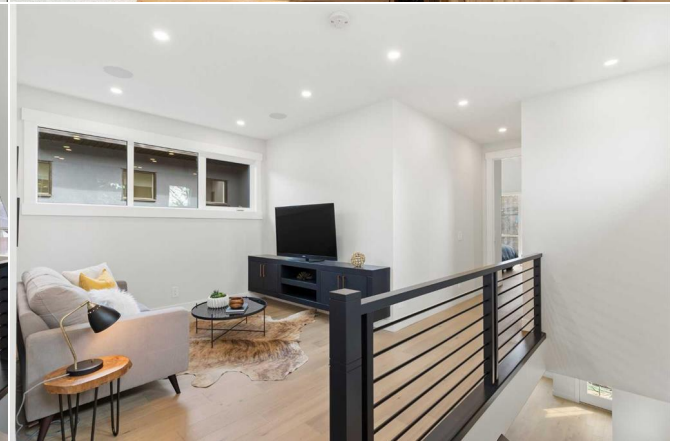
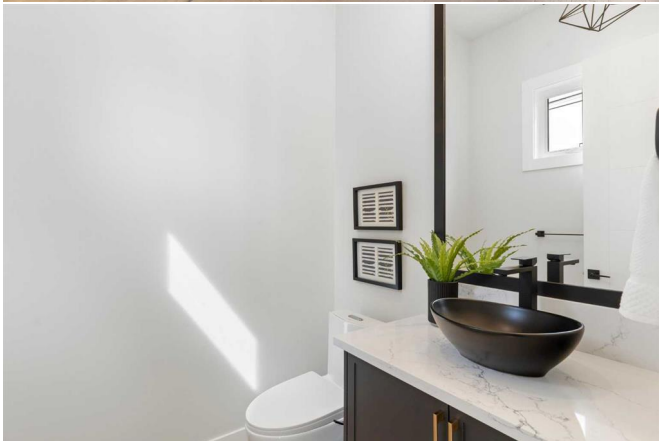
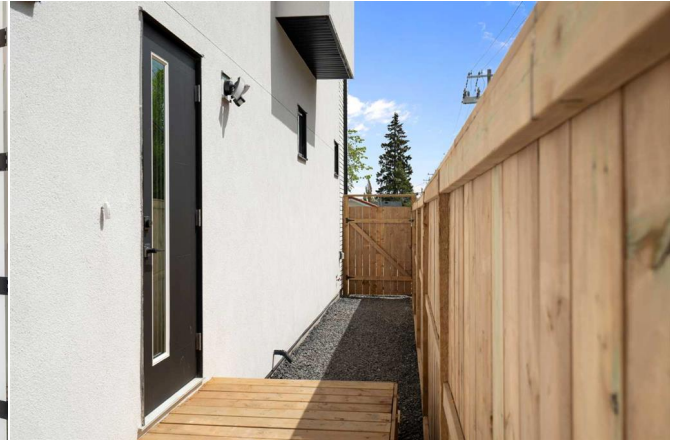
Remarks

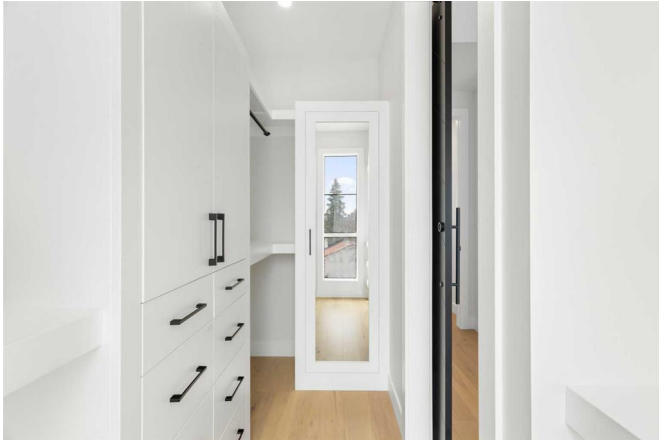
Pub Rmks: **Move in ready luxury infill by Elaborate Homes built on a 27x120ft lot which is wider than most infills. This brand new home features amazing finishes throughout with 4 bedrooms and 3-1/2 bathrooms, with approximately 3066 sq/ft of developed space. The main floor features upgraded 10ft ceilings and oversized windows and doors with an open floor plan that has a spacious dining room, large living room and a kitchen with luxury hardwood floors throughout. The living room has a gas fireplace with built-in shelves and features a large sliding door to the deck, the kitchen has a large island with quartz counter tops perfect for hosting and has a Samsung appliance package with a built-in gas range, dishwasher, refrigerator with water and ice, and a garburator under the sink. The upper floor has upgraded 9ft ceilings throughout and heated floors in the primary and secondary bathroom on the upper level. It has a large primary bedroom with vaulted ceilings and attached 5 piece en-suite which has heated floors, a standing steam shower, dual undermount sinks, quartz countertops, and a soaker tub, with a walk-in closet with built-in cabinets/drawers. The upper floor has 2 more additional bedrooms with large built-in closets and a 4 piece bathroom which also has heated floors, with the laundry room conveniently located on the top floor with a sink, you also have a large Bonus Room as extra living space which is not present in many infills. The home has a side entrance to the main floor or basement and is fully finished with a large recreation room with a wet bar, a bathroom with a standing shower, gym room with glass doors, and another bedroom. Enjoy your double car garage with extra space for storage and parking. This home is conveniently located close to shopping, schools, parks, with easy access to downtown Calgary. Many upgrades throughout with Air Conditioning, Smart Home System Ready, Lutron lighting, Speaker System Installed, and comes with new home warranty and much more, for more details Call your favorite realtor today!**

Inclusions: **Speakers and Amplifier for sound system**
 Property Listed By: **Grand Realty**

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











711 36 St SW, Calgary, AB

Main Building, Total Exterior Area Above Grade 2130.36 sq ft



Main Floor
Exterior Area 1525.04 sq ft

Basement
Exterior Area 1136.32 sq ft

Second Floor
Exterior Area 469.00 sq ft

0 5 10

PREPARED: 2024/04/08

While regions are included from total floor area in CGIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.

