



THE
A-TEAM

**RE/MAX
FIRST**

3535 7 Avenue, Calgary T3C 0C9

MLS®#: **A2174904**

Area: **Spruce Cliff**

Listing Date: **10/24/24**

List Price: **\$1,225,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2023**

Lot Information

Lot Sz Ar: **3,412 sqft**
Lot Shape:

Access:

Lot Feat: **Back Lane,Rectangular Lot**

Park Feat: **Alley Access,Double Garage Detached,Enclosed,Garage Faces Rear**

DOM

58
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Yard**

Construction: **Composite Siding**
Flooring: **Carpet,Hardwood,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Microwave,Oven,Range Hood,Refrigerator,Stove(s),Washer,Water Softener,Window Coverings**
Int Feat: **Built-in Features,Central Vacuum,Closet Organizers,Kitchen Island,No Animal Home,No Smoking Home,Vaulted Ceiling(s),Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	5`7" x 5`0"
Kitchen With Eating Area	Main	11`5" x 21`2"
Bedroom	Upper	12`0" x 10`11"
Laundry	Upper	6`3" x 9`1"
Nook	Upper	3`10" x 2`4"
Walk-In Closet	Upper	7`9" x 15`9"
Bedroom	Lower	11`10" x 17`0"

Room	Level	Dimensions
Dining Room	Main	11`6" x 12`8"
Living Room	Main	16`9" x 18`5"
Bedroom	Upper	11`11" x 10`9"
5pc Bathroom	Upper	10`10" x 8`1"
Bedroom - Primary	Upper	14`0" x 12`2"
5pc Ensuite bath	Upper	9`11" x 14`7"
Office	Lower	11`7" x 8`11"

Family Room
3pc Bathroom

Lower
Lower

16` 4" x 17` 2"
8` 0" x 5` 0"

Other

Lower

8` 10" x 2` 8"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2310132

Zoning:
R-C2

Remarks

Pub Rmks:

WELCOME TO YOUR NEW HOME. Introducing a masterpiece of luxury living in the sought-after Spruce Cliff neighborhood, where elegance meets modern comfort in a community rich with new custom homes. This newly built urban oasis unfolds over 3100 sq/ft of meticulously designed living space built on 27.5x 124 ft lot. Nestled on a charming tree-lined street, it offers unparalleled access to the best of Calgary - minutes from the C-train, Shaganappi Golf Course, Bow River walking paths, vibrant 17th Ave shops, Mount Royal University and minutes to Calgary Downtown. Easy access to Bow Trail, Westbrook Mall, LRT, Crowchild and Sacree Trails. Step inside to discover high 10 ft ceilings, custom details, and a layout that breathes luxury into every corner. The living room boasts a stunning marble feature wall surrounding a sleek fireplace, paired with built-in cabinetry for a blend of style and functionality. The kitchen is a chef's dream, featuring state-of-the-art stainless steel appliances, 15 ft waterfall island to entertain your family and friends, large windows throughout for natural light, exquisite lighting fixtures, and the perfect hardwood floors. Ascend the metal spindle railing to the upper level where the master bedroom awaits with a large, picturesque window, high vaulted ceiling, and a massive walk-in closet. The dream ensuite bathroom rivals a 5-star hotel, ensuring every morning starts and every night ends in luxury. Two additional large bedrooms, a convenient upstairs laundry room with a sink and storage, and a 5-piece bathroom (double sinks) with 9 ft ceiling and 8 ft doorway throughout the upper level. The fully developed basement offers 9 ft ceiling throughout the recreation room with a wet bar for family movie and game nights. a 4th bedroom, a 3-piece bathroom, a flex room for your home office/gym, a storage space completes this magnificent home. Fully landscaped with front and back yards, fencing, and gates all included. Home comes with Air Condition, Water Softener, Central Vacuum System, Advanced light switch controls, and high end window covering package. This home has too many upgrades to mention and **MUST** view in person to appreciate. Don't miss this chance to make this home yours! Call today and book your **VIP** viewing.

Inclusions:
Property Listed By:

Mini Fridge, Central Vacuum
KIC Realty

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













