



THE
A-TEAM

**RE/MAX
FIRST**

99 SPRUCE Place #102, Calgary T3C 3X7

MLS® #: **A2180607** Area: **Spruce Cliff** Listing Date: **11/21/24** List Price: **\$482,900**
 Status: **Pending** County: **Calgary** Change: **-\$6k, 10-Dec** Association: **Fort McMurray**



General Information

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

Finished Floor Area
 Abv Sqft: **1,300**
 Low Sqft:
 Ttl Sqft: **1,300**

DOM

62
Layout
 Beds: **2 (2)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Lot Information

Lot Sz Ar:
 Lot Shape:

Parking

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

Access:

Lot Feat: **Corner Lot,Low Maintenance Landscape,Street Lighting,Private**
 Park Feat: **Double Garage Attached,Electric Gate,Garage Door Opener,Heated Garage**

Utilities and Features

Roof: **Tar/Gravel**
 Heating: **Fireplace(s),Hot Water**
 Sewer:
 Ext Feat: **Balcony,Private Entrance,Private Yard**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Garburator,Gas Stove,Microwave,Oven-Built-In,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Bookcases,Built-in Features,Elevator,Granite Counters,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Recreation Facilities,Separate Entrance,Storage,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	5`8" x 4`4"	Kitchen	Main	14`0" x 9`0"
Dining Room	Main	10`6" x 9`0"	2pc Bathroom	Main	7`0" x 4`10"
Living Room	Main	14`0" x 13`6"	Office	Main	5`9" x 3`5"
Laundry	Main	3`2" x 2`10"	Storage	Basement	17`0" x 3`0"

Mud Room	Basement	18`0" x 3`8"	Bedroom - Primary	Upper	16`0" x 11`4"
Bedroom	Upper	14`5" x 11`2"	3pc Bathroom	Upper	10`2" x 4`10"
4pc Ensuite bath	Upper	10`2" x 4`10"			

Legal/Tax/Financial

Condo Fee:	Title:	Zoning:
\$1,082	Fee Simple	DC
	Fee Freq:	
	Monthly	

Legal Desc: **1010834**

Remarks

Pub Rmks: **This exceptional two-story end-unit townhome, located in the prestigious Ovation building, offers luxury living with unbeatable views of the Shaganappi Golf Course. With two bedrooms, three bathrooms, and a host of high-end features, this home is a rare find in the complex. The open-concept main floor is highlighted by full-length windows, 9-foot ceilings, and a gourmet kitchen equipped with upgraded appliances, including a gas stove. The spacious kitchen also features a centre island with a breakfast bar and granite countertops and flows seamlessly into the large dining area and great room, complete with an electric fireplace. Patio doors lead to a private patio, offering access to your own private yard (49'0" x 15'0")with scenic golf course views. The home boasts the added bonus of being the only unit in the entire complex with a private yard, making it a perfect retreat for outdoor living. The property also includes the largest tandem double-car garage and additional storage space in the building. Inside, all blinds have been upgraded to stylish Hunter blinds, further enhancing the home's aesthetic. Upstairs, you'll find the generous primary bedroom, complete with a 3-piece ensuite and walk-in closet. The second bedroom also enjoys its own private outdoor space with a massive patio overlooking the east-facing yard. A staircase going down leads to a large storage room and the double attached, secure garage. Additional features include two central air conditioning units, hot water heating, a convenient 2-piece powder room, and in-suite laundry. The unit is ideally located in a quiet section of the building, with easy access to Westbrook LRT and just minutes from downtown. The Ovation building offers residents a range of amenities, including an indoor pool, hot tub, well-equipped fitness area, meeting and games rooms, and 24/7 building security. This home combines convenience, luxury, and privacy in one of Calgary's most desirable locations. Don't miss the opportunity to make this stunning townhome your new home.**

Inclusions: **The master closet has a steamer attached to the door. The home features an alarm system (not under contract). Additionally, a TV wall mount with TV is included in the second bedroom, and the computer station is equipped with a sliding keyboard drawer.**

Property Listed By: **Power Properties**

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











