



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**3347 SPRUCE Drive, Calgary T3C 3A3**

MLS®#: **A2188374**

Area: **Spruce Cliff**

Listing **01/17/25**

List Price: **\$799,500**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Calgary**  
Year Built: **2024**

Lot Information

Lot Sz Ar:  
Lot Shape:

Access:

Lot Feat:

Park Feat:

Finished Floor Area  
Abv Sqft: **1,661**  
Low Sqft:  
Ttl Sqft: **1,661**

DOM

**36**

Layout

Beds: **3 (2 1 )**  
Baths: **2.5 (2 1)**  
Style: **3 Storey,Side by Side**

Parking

Ttl Park: **1**  
Garage Sz: **1**

**Low Maintenance Landscape,Landscaped,Rectangular Lot  
Garage Door Opener,On Street,Oversized,Single Garage Attached**

Utilities and Features

Roof: **Flat Torch Membrane**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Barbecue,BBQ gas line**

Construction:  
**Aluminum Siding ,Cement Fiber  
Board,Stucco,Wood Siding**

Flooring:  
**Carpet,Laminate,Vinyl Plank**

Water Source:  
Fnd/Bsmt:  
**Poured Concrete**

Kitchen Appl: **Built-In Gas Range,Built-In Oven,Built-In Refrigerator,Garage Control(s),Microwave,Range Hood,Washer/Dryer Stacked**  
Int Feat: **Closet Organizers,Kitchen Island,No Animal Home,No Smoking Home,Quartz Counters,Walk-In Closet(s)**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	14`0" x 15`7"	Dining Room	Main	10`5" x 10`3"
Kitchen With Eating Area	Main	15`3" x 10`10"	2pc Bathroom	Main	2`9" x 6`11"
Balcony	Main	3`7" x 14`7"	4pc Ensuite bath	Second	6`3" x 12`1"
Bedroom - Primary	Second	14`1" x 11`5"	Laundry	Second	3`6" x 3`2"
4pc Bathroom	Second	6`3" x 8`1"	Bedroom	Second	10`0" x 14`1"
Balcony	Upper	14`0" x 30`5"	Entrance	Lower	14`0" x 4`2"

Furnace/Utility Room  
Walk-In Closet

Lower  
Lower

5`10" x 5`6"  
4`3" x 5`0"

Bedroom

Lower

9`5" x 8`4"

Legal/Tax/Financial

Condo Fee:  
**\$240**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**TBV**

Legal Desc: **2411653**

Remarks

Pub Rmks: **Welcome to Spruce Cliff Mews, where modern luxury meets an unbeatable location for an active urban lifestyle, starting at \$759,500. These meticulously crafted townhomes offer spacious layouts with high-end finishes and thoughtful design throughout. Choose from three floorplans, featuring open-concept living spaces with luxury vinyl plank flooring, quartz countertops, and a Whirlpool stainless steel appliance package. The chef-inspired kitchen, complete with a private deck for grilling, flows seamlessly into a cozy living area with a contemporary electric fireplace. The primary bedroom boasts a four-piece ensuite, providing a private retreat. With three bedrooms, or the option for two on the upper level and a flexible office on the main level, there's space for all your needs. Enjoy breathtaking views from the expansive rooftop patio—the perfect spot to relax after a busy day. Each townhome includes an attached single garage and is conveniently located just two blocks from Bow Trail SW, offering quick access to the Westbrook C-Train station, Shaganappi Point Golf Course, and the Bow River Pathway system for outdoor adventures. Don't miss this rare opportunity to live in a community that blends style, comfort, and an active lifestyle. Renderings are for conceptual purposes only; actual finishes may differ. Photos are taken from the show room.**

Inclusions:  
Property Listed By: **Built-In Gas Range, Built-In Oven, Built-In Refrigerator, Garage Control(s), Microwave, Range Hood, Washer/Dryer Stacked  
Keller Williams BOLD Realty**

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

