

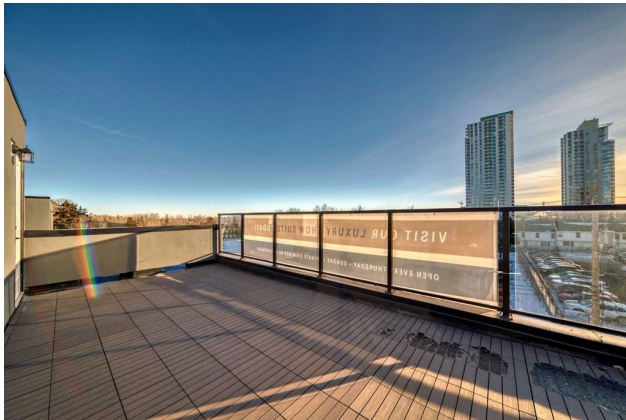


THE
A-TEAM

**RE/MAX
FIRST**

3345 SPRUCE Drive, Calgary t3c3a3

MLS®#: **A2202336** Area: **Spruce Cliff** Listing Date: **03/13/25** List Price: **\$799,000**
 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:

Finished Floor Area

Abv Sqft: **1,760**
 Low Sqft:
 Ttl Sqft: **1,760**

DOM

1
Layout
 Beds: **3 (2 1)**
 Baths: **2.5 (2 1)**
 Style: **3 (or more) Storey**

Parking

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

Access:

Lot Feat: **Landscaped,Low Maintenance Landscape,Rectangular Lot**
 Park Feat: **Off Street,Single Garage Attached**

Utilities and Features

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

Construction: **Aluminum Siding ,Cement Fiber Board,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: **Breakfast Bar,Built-in Features,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"	Kitchen With Eating Area	Main	15`2" x 10`10"
Balcony	Main	3`7" x 14`7"	Bedroom - Primary	Second	14`1" x 11`5"
4pc Bathroom	Second	6`3" x 8`1"	Balcony	Third	14`0" x 30`5"
Furnace/Utility Room	Lower	5`10" x 5`6"	Walk-In Closet	Lower	4`3" x 5`0"
Dining Room	Main	10`5" x 10`3"	2pc Bathroom	Main	2`9" x 6`11"
4pc Bathroom	Second	6`3" x 12`1"	Laundry	Second	3`6" x 3`2"

**Bedroom
Bedroom**

**Second
Lower**

**10`0" x 14`1"
9`5" x 8`4"**

Entrance

Lower

14`0" x 4`2"

Legal/Tax/Financial

Condo Fee:
\$240

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
TBV

Legal Desc:

2411653

Remarks

Pub Rmks:

Step into a world of modern elegance and convenience at Spruce Cliff Mews. This brand-new townhouse feature spacious, thoughtfully designed interiors with premium finishes throughout. Open-concept layouts are enhanced by sleek quartz countertops, luxury vinyl plank flooring, and high-quality stainless steel appliances. The chef-inspired kitchen opens onto a private deck, perfect for outdoor grilling, while the cozy living area, complete with a modern electric fireplace, offers a welcoming space to unwind. The generous primary bedroom boasts a tranquil four-piece ensuite, creating the ultimate retreat. With three bedrooms (or the option for two bedrooms plus a versatile office on the main level), these homes cater to various lifestyles. Enjoy the expansive rooftop patio, ideal for relaxing and taking in stunning views. Each townhome also features an attached single garage. Situated just two blocks from Bow Trail SW, you're minutes from the Westbrook C-Train station, Shaganappi Point Golf Course, and the Bow River Pathway, offering both convenience and outdoor recreation. Embrace a vibrant lifestyle in this exceptional community.

Inclusions:

N/A

Property Listed By:

Keller Williams BOLD Realty

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

