



## 3707 3 Avenue Calgary Alberta

\$1,195,000

Luxury meets modern in this beautifully renovated infill offering 3,589 SF of living space situated on an oversized lot in the desirable community of Spruce Cliff with a quick commute to the core. Immediately you will notice the chic curb appeal and upon entering, the high ceilings and abundance of windows flooding the home with natural light. The main floor features wide-plank hardwood floors that seamlessly flow throughout and a thoughtfully designed floor plan which includes a front living room with cozy gas fireplace and front yard views, a spacious dining area with built-in coffee/wet bar opening to the newly updated kitchen with chic white cabinetry, Quartz countertops and backsplash, island with eating bar and Bosch appliances including induction cook top (with optional gas hook ups) and commercial hood fan. The kitchen also gives access to the private SOUTH facing composite deck and yard with low maintenance artificial turf. The living room, with second gas fireplace, mudroom with built-in lockers and a 2-piece powder room complete this space. Upstairs you will find the the primary bedroom showcasing a walk-in closet with custom organizers and a luxurious ensuite with a soaker tub, dual vanities and an oversized glass shower. The two additional generous bedrooms also come with walk-in closets and share a 4 piece bathroom. The upper floor is completed by a conveniently located and well-appointed laundry room with new washer and dryer. Downstairs, the fully finished basement, with infloor heat, consists of a large open family room with wet bar and 4th bedroom with walk-in closet and 3 piece ensuite bathroom - a perfect space for guests, teenagers or nanny quarters. Additional features not to overlook: double detached garage, new on-demand inline water heater, central AC, infloor heat in both upstairs bathrooms and hail resistant shingles (2021). Ideally lo...

Primary Bedroom 16.33 Ft x 12.75 Ft

Bedroom 12.83 Ft x 13.33 Ft

Bedroom 10.83 Ft x 13.83 Ft

Laundry room 7.67 Ft x 6.83 Ft

4pc Bathroom .00 Ft x .00 Ft

5pc Bathroom .00 Ft x .00 Ft

3pc Bathroom .00 Ft x .00 Ft

Living room 12.92 Ft x 12.50 Ft

Kitchen 11.58 Ft x 16.00 Ft

Dining room 16.50 Ft x 16.00 Ft

Family room 12.33 Ft x 16.00 Ft

Other 7.58 Ft x 6.83 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:  
MaxWell Canyon Creek

<http://www.joebadin.com/>



See

**Mirror**

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Bedroom 14.08 Ft x 12.00 Ft

2pc Bathroom .00 Ft x .00 Ft

Family room 20.67 Ft x 28.67 Ft