



3717 2 Avenue Calgary Alberta

\$1,049,900

WELCOME HOME to SPRUCE CLIFF! This BRAND NEW EXECUTIVE Home in the Inner City Showcases a Spacious Layout and High Ceilings Throughout! Beautiful Dining Room with Large Windows next to your Well Appointed Chef's Inspired Kitchen which Features Stainless Steel Appliances including a Wine Fridge, Quartz Countertops with Expansive Island and Ample Cabinetry. Enjoy your Custom Finished Living Room with a Gas Fireplace, Built-ins and steps out into your South Facing Back Yard. Both Upper Floors Feature Engineering Wide Plank Hardwood Floors and Led Lighting in Stairs leads you to the Upper Level which Boasts a Luxurious Primary with Custom Built-ins and Feature Wall plus a Walk-in Closet and Spa-Inspired Ensuite with Heated Floors. Custom Shower, Double Sinks, and a Soaker Tub! 2 Additional Full Sized Bedrooms, 4 pc Bath and a Convenient Upper Laundry! Enjoy your Custom Theatre Room with Built-ins Wet Bar with room for an additional Bar Fridge. A 4th Bedroom & 4 pc Bath Complete this Floor! Love your Back yard with a South Facing Deck with BBQ Gas Line, Fully Landscaped and Fenced for your Enjoyment and Entertainment needs. All of this and a large Double Detached Garage for your convenience and Storage needs. Quick and Easy Access to Edworthy Park, Hiking and Biking Trails, Westbrook C-Train, Downtown, Mountains, Shopping and so much more! SPRUCE CLIFF is a QUIET, HIDDEN GEM! MAKE YOUR MOVE TODAY & WELCOME HOME!

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Recreational, Games room 14.50 Ft x 18.17 Ft

4pc Bathroom 8.00 Ft x 4.92 Ft

Bedroom 8.50 Ft x 11.33 Ft

Other 7.33 Ft x 5.58 Ft

Dining room 15.67 Ft x 10.00 Ft

Living room 11.92 Ft x 14.58 Ft

Kitchen 12.92 Ft x 16.50 Ft

2pc Bathroom 4.83 Ft x 5.25 Ft

Other 6.92 Ft x 4.08 Ft

Other 5.67 Ft x 8.00 Ft

Primary Bedroom 16.00 Ft x 12.50 Ft

Bedroom 10.08 Ft x 13.00 Ft

Bedroom 12.25 Ft x 11.58 Ft

4pc Bathroom 9.25 Ft x 5.17 Ft

5pc Bathroom 10.17 Ft x 7.92 Ft

Other 5.25 Ft x 6.50 Ft

Laundry room 8.33 Ft x 5.42 Ft

Other 5.00 Ft x 3.58 Ft

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

Listing Presented By:



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