



## 99 Spruce Place Calgary Alberta

\$539,900

Executive air conditioned 2 storey end unit townhome in show home condition located in the Ovation. Very bright & open plan features full length windows, 9ft ceilings, 2 bedrooms ,3 bathrooms, Gourmet Kitchen is equipped with a centre island & breakfast eating bar, granite countertops, stainless steel appliances, open to large dining area & great room with a gas fireplace. Patio doors leading out to spacious south facing patio. 2-pc powder room & in suite laundry. Gorgeous staircase leading to large master bedroom with 4-pc ensuite with soaker tub & shower, his & her closets. 2nd bedroom with a 3-pc ensuite & patio door leading out to the patio that overlooks the court yard & main entrance. Staircase leading down to large storage room & double attached secured garage. Quiet location, steps from Westbrook, LRT & minutes to downtown. Amenities include indoor pool, hot tub, well equipped fitness area, meeting & games room. Building security & bicycle storage room. Great for an investor. Exceptional Value! (id:6769)

Storage 3.35 M x 2.41 M

Other 2.44 M x 1.20 M

Living room 4.67 M x 3.71 M

Kitchen 3.56 M x 2.72 M

Dining room 4.75 M x 3.07 M

Foyer 3.12 M x 1.60 M

Laundry room .91 M x .86 M

2pc Bathroom 1.80 M x 1.60 M

Study 2.46 M x 4.75 M

Bedroom 4.98 M x 3.07 M

Primary Bedroom 4.19 M x 3.91 M

Storage 1.45 M x 1.30 M

3pc Bathroom 2.95 M x 1.47 M

4pc Bathroom 2.72 M x 2.44 M

Listing Presented By:



Originally Listed by:  
Greater Property Group

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See

**Mirror**

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