



## 4 Hemlock Crescent Calgary Alberta

\$635,000

Stunning top-floor corner condo offering breathtaking, unobstructed views of the Douglas Fir Trail and surrounding north and east landscapes. If biking is your passion, you will appreciate these seamless connection of the Douglas Fir Trail to Calgary's extensive cycling network, making it a quick ride to downtown. The living room's north and east-facing windows, coupled with soaring 10 foot ceilings, create an airy ambiance. For a more intimate setting, simply adjust the powered, heat-reflective blinds. Beautiful heated engineered hardwood floors throughout provide both style and warmth during the winter months, while the air conditioning ensures comfort in summer. The generously sized master bedroom includes a luxurious five-piece bathroom and a spacious walk-in closet. The second bedroom features its own three-piece ensuite, along with custom cabinetry and another walk-in closet. All closets, including the pantry and front foyer closet, are equipped with California Closet systems. Your visitors will find convenience in the tastefully designed two-piece powder room. Step outside to the expansive sun-soaked deck, where you can enjoy evenings around the natural gas fire-table, comfortably arranged with oversized outdoor furniture. A second balcony on the east side, which includes a storage shed, provides additional outdoor space to relax. Condo fees cover all utilities apart from power and internet. You'll also benefit from two titled underground parking spaces, located side by side, directly across from the elevators, as well as a separate storage unit. Take advantage of the parkade's wash bay to keep your vehicles clean. Residents have access to the Copper Club Amenities Center in a separate building, perfect for hosting private gatherings and featuring a fully equipped gym on the second level. Despite being just 5 km from downtown Calgary, this retreat remains tranquil, surround...

Kitchen 14.00 Ft x 11.25 Ft  
Dining room 15.00 Ft x 15.67 Ft  
Living room 15.00 Ft x 13.00 Ft  
Other 20.58 Ft x 15.67 Ft  
Other 27.08 Ft x 5.42 Ft

Primary Bedroom 15.00 Ft x 14.08 Ft  
Bedroom 14.08 Ft x 11.50 Ft  
2pc Bathroom Measurements not available  
3pc Bathroom Measurements not available  
5pc Bathroom Measurements not available

Listing Presented By:



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RE/MAX Landan Real Estate

**RE/MAX**  
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