



## 643 36 Street Calgary Alberta

\$1,348,800

\*Open House Sunday, June 22 from 2-4pm\* This brand new luxury home in vibrant Spruce Cliff delivers nearly 3,000 square feet of refined living space, and flexibility galore, including (if you choose) a rare legal lower suite- perfect for multigenerational living, a nanny, or additional flexibility or if you prefer it can be reconfigured into an outstanding family room plan for additional entertaining/living area. Situated on an oversized 27' lot, the home blends elevated design with thoughtful features and a sun-drenched west-facing backyard. Nestled on a quiet tree-lined street just steps from the Douglas Fir Trail system, Shaganappi Golf Course and expansive green space, it offers a truly connected urban lifestyle. A front-facing dining room is bathed in natural light from a grand picture window framing mature trees. Designer lighting creates ambiance throughout the open-concept main floor, leading to a stunning chef's kitchen with full-height cabinetry, gas cooktop, stone counters, an oversized centre island with seating and extended built-in cabinetry ideal for serving and storage. The adjacent living area is anchored by a sleek linear fireplace set in full-height tile, flanked by floating wood shelves and enhanced by built-in speakers. Oversized sliding glass doors open to the west patio and fenced yard, an ideal setting for entertaining or relaxing outdoors. A chic powder room completes the main floor. Upstairs, a statement lighting feature draws you to the grand vaulted primary suite, where a warm wood-panelled wall adds dramatic elegance. West-facing windows overlook the trees, while the spa-inspired ensuite includes dual sinks, a deep soaker tub, a multi-jet rain shower, and heated floors. The massive custom walk-in closet is beautifully finished. All three bedrooms upstairs include custom walk-in closets. The second bedroom includes its own private 4-pie...

Family room 18.33 Ft x 16.50 Ft

Kitchen 42.75 Ft x 6.50 Ft

Laundry room 5.58 Ft x 6.25 Ft

Storage 11.92 Ft x 3.25 Ft

Furnace 12.33 Ft x 6.25 Ft

Bedroom 12.33 Ft x 9.83 Ft

Living room 15.00 Ft x 18.00 Ft

Other 4.00 Ft x 5.92 Ft

2pc Bathroom 5.17 Ft x 5.67 Ft

Primary Bedroom 14.92 Ft x 13.25 Ft

Laundry room 4.75 Ft x 7.75 Ft

5pc Bathroom 13.67 Ft x 7.75 Ft

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Listing Presented By:



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(CENTRAL)**

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4pc Bathroom 11.58 Ft x 6.25 Ft  
Foyer 4.75 Ft x 6.08 Ft  
Dining room 19.92 Ft x 11.92 Ft  
Other 23.17 Ft x 15.58 Ft

Bedroom 10.92 Ft x 10.83 Ft  
Other 12.92 Ft x 6.33 Ft  
4pc Bathroom 4.92 Ft x 7.67 Ft