



711 36 Street Calgary Alberta

\$1,125,000

Located in the established community of Spruce Cliff, this gorgeous new 3+1 bedroom home built by Elaborate Homes is situated on a 27'x120' lot & offers nearly 3100 sq ft of developed living space. The open main floor presents wide plank hardwood floors, lofty 10' ceilings, plenty of natural light & is adorned with stylish light fixtures, showcasing a bright front dining room with feature wall which effortlessly flows into the kitchen that's tastefully finished with quartz counter tops, large island/eating bar, an abundance of storage space & Samsung appliance package. The living room is open to the kitchen & is anchored by a floor to ceiling fireplace surrounded by built-ins. Completing the main level is a convenient mudroom & 2 piece powder room. An elegant staircase leads to the second level with 9' ceilings, which hosts a bonus room (perfect for a home office space), 3 bedrooms, 4 piece bath with heated floor & a laundry room with sink & storage. The spacious primary retreat with vaulted ceiling boasts a walk-in closet tucked behind a space saving barn door & luxurious 5 piece ensuite with heated floor, dual sinks, relaxing soaker tub & rejuvenating steam shower. Basement development includes a large recreation/media room with built-in entertainment centre & wet bar. The finishing touches to the basement are an exercise room, large fourth bedroom & 3 piece bath. Other notable features include a side entrance to the main floor & basement, central air conditioning, rough in for Smart Home system, Lutron lighting & built-in speakers throughout. Also enjoy the fenced back yard with deck & easy access to a double detached garage. This stunning home is located close to Shaganappi Point Golf Course, beautiful Edworthy Park, schools, shopping, public transit & has easy access to Bow Trail & 37th Street. Immediate possession is available! (id:6769)

- Recreational, Games room 19.00 Ft x 16.00 Ft
- Exercise room 9.00 Ft x 8.00 Ft
- Furnace 8.00 Ft x 7.00 Ft
- Bedroom 16.00 Ft x 12.50 Ft
- 3pc Bathroom .00 Ft x .00 Ft
- Storage 14.50 Ft x 3.50 Ft
- 2pc Bathroom .00 Ft x .00 Ft
- Bonus Room 13.00 Ft x 10.33 Ft
- Laundry room 8.00 Ft x 5.50 Ft
- Primary Bedroom 14.00 Ft x 12.00 Ft
- Bedroom 12.00 Ft x 8.00 Ft
- Bedroom 11.00 Ft x 10.00 Ft

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

Listing Presented By:



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RE/MAX Real Estate (Central)

<http://www.tanyaeklundgroup.ca/>



**RE/MAX REAL ESTATE
(CENTRAL)**

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Kitchen 21.00 Ft x 9.00 Ft

Dining room 17.00 Ft x 10.00 Ft

Living room 21.00 Ft x 11.00 Ft

4pc Bathroom .00 Ft x .00 Ft

5pc Bathroom .00 Ft x .00 Ft