



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:



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Greater Property Group

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