



## 24 Hemlock Crescent Calgary Alberta

\$409,900

The Copperwood is one of the premier concrete buildings in SW Calgary, offering the stunning setting and tranquility of living next to a golf course. This easily accessible main-floor unit has a gated and massive 12x24 south-facing patio that overlooks Shaganappi Point Golf Course - perfect for active individuals or dog-walking. This 1,226 sf home features an entry like no other, with a landing pad to function as a boot room without cluttering your living space. The kitchen features all brand-new Samsung appliances and new LED pot lights, highlighting the natural wood cabinetry and modern solid-surface counters. The eat-up bar has room for several seats along with a dining space that can expand to suit your needs. The living room features a corner gas fireplace to keep cozy in the winter and a new ceiling fan to maintain your cool in the summer. The 10-ft ceilings add volume and light to the generous space that looks out through French doors to the concrete patio. The primary bedroom easily accommodates a king bed, with two closets including an ample walk-in closet, and a 4-pc ensuite bath complete with a soaker tub and walk-in shower. The second bedroom makes for a great bedroom/office combo and is connected to an ensuite bath with another soaker tub and walk-in shower. Both bedrooms include new ceiling fans for comfort, the new in-suite laundry machines provide maximum convenience, and this unit comes with one titled parking stall and one assigned storage locker. Brand new paint throughout the unit makes this a turnkey opportunity. The amenities building in the complex features a complete gym and fitness centre, and guest suite. The location can't be beat - extremely quiet and sheltered from noise by trees, beside the Bow River pathway system and one of Calgary's best hiking trails, the Douglas Fir trail, and just a 5-minute walk to the LRT system, or a 2-minute...

4pc Bathroom 12.00 Ft x 11.33 Ft

4pc Bathroom 10.92 Ft x 9.17 Ft

Bedroom 15.08 Ft x 11.42 Ft

Dining room 8.25 Ft x 5.75 Ft

Kitchen 11.25 Ft x 8.50 Ft

Living room 17.67 Ft x 12.08 Ft

Primary Bedroom 14.92 Ft x 11.33 Ft

Listing Presented By:



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**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca