



3717 2 Avenue Calgary Alberta

\$1,049,900

****OPEN HOUSE SUN OCT 6th 2-4 PM** WELCOME HOME to SPRUCE CLIFF!** This BRAND NEW EXECUTIVE Home in the Inner City with Air Conditioning Showcases a Spacious Layout, High Ceilings & Floor to Ceiling Windows Throughout with Beautiful White Engineered Oak Hardwood on the Main and Upper Floors. Beautiful Dining Room with Large Windows next to your Well Appointed Chef's Inspired Kitchen which Features Stainless Steel Appliances including a French Door Fridge with Double Drawers & Ice Maker, Gas Cooktop, Wall Oven, Built-in Dishwasher and Microwave, Wine Fridge and the is ample Cabinets with 2 Spice Organizers, Garbage and Recycling Centre Pullouts, Quartz Countertops Featuring an Expansive Double Waterfall Island. Enjoy your Custom Finished Living Room with a Gas Fireplace, Built-ins and steps out into your South Facing Back Yard. Led Lighting in Stairs lead you to the Upper Level which Boasts a Luxurious Primary with Custom Built-ins and Feature Wall plus a Walk-in Closet and Spa-Inspired Ensuite with Heated Floors. Custom Shower, Double Sinks, and a Soaker Tub! 2 Additional Full Sized Bedrooms, 4 pc Bath and a Convenient Upper Laundry! Enjoy your Custom Theatre Room with Built-ins Wet Bar with room for an additional Bar Fridge. A Spacious 4th Bedroom & 4 pc Bath Complete this Floor! Love your Back yard with a South Facing Patio with BBQ Gas Line, Fully Landscaped and Fenced for your Enjoyment and Entertainment needs. All of this and a large Double Detached Garage for your convenience and Storage needs. Quick and Easy Access to Edworthy Park, Hiking and Biking Trails, Westbrook C-Train, Downtown, Mountains, Shopping and so much more! SPRUCE CLIFF is a QUIET, HIDDEN GEM! MAKE YOUR MOVE TODAY & WELCOME HOME! (id:6769)

Recreational, Games room 14.50 Ft x 18.17 Ft

4pc Bathroom 8.00 Ft x 4.92 Ft

Bedroom 8.50 Ft x 11.33 Ft

Other 7.33 Ft x 5.58 Ft

Dining room 15.67 Ft x 10.00 Ft

Living room 11.92 Ft x 14.58 Ft

Kitchen 12.92 Ft x 16.50 Ft

Other 5.67 Ft x 8.00 Ft

Primary Bedroom 16.00 Ft x 12.50 Ft

Bedroom 10.08 Ft x 13.00 Ft

Bedroom 12.25 Ft x 11.58 Ft

4pc Bathroom 9.25 Ft x 5.17 Ft

5pc Bathroom 10.17 Ft x 7.92 Ft

Other 5.25 Ft x 6.50 Ft

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2pc Bathroom 4.83 Ft x 5.25 Ft

Other 6.92 Ft x 4.08 Ft

Laundry room 8.33 Ft x 5.42 Ft

Other 5.00 Ft x 3.58 Ft