



## 419 36 Street Calgary Alberta

\$1,249,990

Your new home in Spruce Cliff is like new condition, with 4 bedrooms, 3 full ensuite bathrooms, 1 full bathroom and 1 bathroom 2 piece, and a fully developed basement with in-floor heating. This home has 2,082 square feet of living space above grade. Engineered hardwood, large windows, and 10 foot ceilings are found across the main and upper floor, with 8 foot doors. Well planned kitchen includes full-height custom cabinetry, HIGH END BOSCH appliances include induction cooktop, built-in fridge, built-in microwave, built-in dishwasher, large under-mounted sink, one piece of glass backsplash an oversized central island, breakfast bar seating. The living room featured a gas fireplace with a tile surround. Upstairs the master bedroom has oversized walk-through closet with extensive built-in, and direct access to a 5-piece master-ensuite bathroom with HEATED tile flooring, a free-standing soaker tub, fully tiled standing shower with STEAM. Both secondary bedrooms on the upper floor have a full ensuite with HEATED floor. The walk-in laundry room is centrally located on the upper floor and features enough room for side-by-side appliances. Downstairs you are led to a large rec room with a built-in wet bar. A fourth additional bedroom includes extensive built-in walk-in closet. Private office with built-in cabinets. Spruce Cliff is a family-friendly community that is close to many parks, schools and in within walking distance of the LRT. Don't miss your opportunity. (id:6769)

Primary Bedroom 13.50 Ft x 12.92 Ft

5pc Bathroom 8.17 Ft x 15.92 Ft

Other 7.50 Ft x 7.50 Ft

Laundry room 5.67 Ft x 7.67 Ft

Bedroom 17.50 Ft x 8.58 Ft

3pc Bathroom 5.42 Ft x 7.17 Ft

Bedroom 10.58 Ft x 19.00 Ft

3pc Bathroom 5.25 Ft x 7.58 Ft

Recreational, Games room 16.58 Ft x 16.58 Ft

Office 5.67 Ft x 10.25 Ft

Bedroom 14.08 Ft x 10.50 Ft

Other 5.50 Ft x 7.25 Ft

3pc Bathroom 5.92 Ft x 8.42 Ft

Furnace 5.83 Ft x 7.17 Ft

Dining room 11.92 Ft x 11.08 Ft

Kitchen 8.50 Ft x 21.00 Ft

2pc Bathroom 4.92 Ft x 5.08 Ft

Living room 17.00 Ft x 15.25 Ft

Listing Presented By:



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