



# 427 37 Street Calgary Alberta

\$1,099,900

\*VISIT MULTIMEDIA LINK FOR FULL DETAILS & FLOORPLANS!\* This DETACHED home in Spruce Cliff is like new, featuring 4 bedrooms, 3 full bathrooms, and a fully developed basement. This home is also on an oversized lot w/ a TRIPLE GARAGE and has over 2,160 square feet of living space above grade. Engineered hardwood, large windows, and tall ceilings are found across the main floor. An ultra-sleek kitchen includes full-height custom cabinetry, a gas cooktop, fridge, built-in microwave, dishwasher, large under-mounted sink, tiled backsplash an oversized central island with breakfast bar seating. The living room centers around a gas fireplace with a featured tile surround and a sliding glass door nearby allows for quick outdoor access. A mudroom sits along the side of the home next to the living room and has a fully tiled floor, cabinetry, a coat closet, and a bench. Upstairs the master bedroom has a vaulted ceiling, an oversized walk-in 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 and quartz vanity. Both secondary bedrooms on the upper floor have a walk-in closet, a window, and close to a main 4-piece bathroom with a private water-closet/tub space. The walk-in laundry room is centrally located on the upper floor and features enough room for side-by-side appliances, plus a folding counter with a sink. Downstairs you are led to a large rec room with a built-in wet bar, and a built-in storage/tv spot. A fourth additional bedroom includes two large closets and access to the close by the main 4-piece bathroom. This room could be used by roommates or overnight guests or could be turned into a bonus-space of your choosing. The sizeable west-facing backyard contains a concrete pad with a BBQ gas line and leads to the triple detached garage. Spruce Cliff is a...

Primary Bedroom 15.00 Ft x 11.67 Ft

Bedroom 12.33 Ft x 9.75 Ft

Bedroom 12.25 Ft x 9.83 Ft

4pc Bathroom .00 Ft x .00 Ft

5pc Bathroom .00 Ft x .00 Ft

Bedroom 12.08 Ft x 11.33 Ft

Recreational, Games room 14.50 Ft x 11.42 Ft

4pc Bathroom .00 Ft x .00 Ft

Living room 18.83 Ft x 12.00 Ft

Kitchen 26.50 Ft x 8.33 Ft

Dining room 13.58 Ft x 10.00 Ft

2pc Bathroom .00 Ft x .00 Ft

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Family room 21.67 Ft x 10.83 Ft