



643 36 Street Calgary Alberta

\$1,348,800

This brand new luxury single family home in vibrant Spruce Cliff delivers nearly 3,000 square feet of refined living space, and flexibility galore. Situated on an oversized 27' lot, the home blends elevated design with thoughtful features and a sun-drenched west-facing backyard. Nestled on a quiet tree-lined street just steps from the Douglas Fir Trail system, Shaganappi Golf Course and expansive green space, it offers a truly connected urban lifestyle. A front-facing dining room is bathed in natural light from a grand picture window framing mature trees. Designer lighting creates ambiance throughout the open-concept main floor, leading to a stunning chef's kitchen with full-height cabinetry, gas cooktop, stone counters, an oversized centre island with seating and extended built-in cabinetry ideal for serving and storage. The adjacent living area is anchored by a sleek linear fireplace set in full-height tile, flanked by floating wood shelves and enhanced by built-in speakers. Oversized sliding glass doors open to the west patio and fenced yard, an ideal setting for entertaining or relaxing outdoors. A chic powder room completes the main floor. Upstairs, a statement lighting feature draws you to the grand vaulted primary suite, where a warm wood-panelled wall adds dramatic elegance. West-facing windows overlook the trees, while the spa-inspired ensuite includes dual sinks, a deep soaker tub, a multi-jet rain shower, and heated floors. The massive custom walk-in closet is beautifully finished. All three bedrooms upstairs include custom walk-in closets. The second bedroom includes its own private 4-piece ensuite and walk-through closet—perfect for guests, teens, or visiting family, while the third bedroom is served by another full bathroom just across the hall. A well-equipped laundry room with storage and a sink completes the upper level. And yes—every bedroom in ...

Family room 18.33 Ft x 16.50 Ft

Other 42.75 Ft x 6.50 Ft

Laundry room 5.58 Ft x 6.25 Ft

Storage 11.92 Ft x 3.25 Ft

Furnace 12.33 Ft x 6.25 Ft

Bedroom 12.33 Ft x 9.83 Ft

Living room 15.00 Ft x 18.00 Ft

Other 4.00 Ft x 5.92 Ft

2pc Bathroom 5.17 Ft x 5.67 Ft

Primary Bedroom 14.92 Ft x 13.25 Ft

Laundry room 4.75 Ft x 7.75 Ft

5pc Bathroom 13.67 Ft x 7.75 Ft

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4pc Bathroom

11.58 Ft x 6.25 Ft

Foyer

4.75 Ft x 6.08 Ft

Dining room

19.92 Ft x 11.92 Ft

Other

23.17 Ft x 15.58 Ft

Bedroom

10.92 Ft x 10.83 Ft

Other

12.92 Ft x 6.33 Ft

4pc Bathroom

4.92 Ft x 7.67 Ft