



99 Spruce Place Calgary Alberta

\$564,900

Executive air conditioned 2 storey end unit townhome in show home condition located in the Ovation. Very bright & open plan features full length windows, 9ft ceilings, 2 bedrooms, 3 bathrooms, Gourmet Kitchen is equipped with a centre island & breakfast eating bar, granite countertops, stainless steel appliances, open to large dining area & great room with a gas fireplace. Patio doors leading out to spacious south facing patio. 2-pc powder room & in suite laundry. Gorgeous staircase leading to large master bedroom with 4-pc ensuite with soaker tub & shower, his & her closets. 2nd bedroom with a 3-pc ensuite & patio door leading out to the patio that overlooks the court yard & main entrance. Staircase leading down to large storage room & double attached secured garage. Quiet location, steps from Westbrook, LRT & minutes to downtown. Amenities include indoor pool, hot tub, well equipped fitness area, meeting & games room. Building security & bicycle storage room. Great for an investor. Exceptional Value! (id:6769)

Storage 11.00 Ft x 7.92 Ft

Other 8.00 Ft x 3.92 Ft

Living room 15.32 Ft x 12.17 Ft

Kitchen 11.67 Ft x 8.92 Ft

Dining room 15.58 Ft x 10.08 Ft

Foyer 10.25 Ft x 5.25 Ft

Laundry room 3.00 Ft x 2.83 Ft

2pc Bathroom 5.92 Ft x 5.25 Ft

Study 8.07 Ft x 15.58 Ft

Bedroom 16.34 Ft x 10.07 Ft

Primary Bedroom 13.75 Ft x 12.83 Ft

Storage 4.75 Ft x 4.25 Ft

3pc Bathroom 9.67 Ft x 4.83 Ft

4pc Bathroom 8.92 Ft x 8.00 Ft

Listing Presented By:



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