



## 3535 7 Avenue Calgary Alberta

\$1,275,000

WELCOME TO YOUR NEW HOME. Introducing a masterpiece of luxury living in the sought-after Spruce Cliff neighborhood, where elegance meets modern comfort in a community rich with new custom homes. This newly built urban oasis unfolds over 3100 sq/ft of meticulously designed living space built on 27.5x 124 ft lot. Nestled on a charming tree-lined street, it offers unparalleled access to the best of Calgary - minutes from the C-train, Shaganappi Golf Course, Bow River walking paths, vibrant 17th Ave shops, Mount Royal University and minutes to Calgary Downtown. Easy access to Bow Trail, Westbrook Mall, LRT, Crowchild and Sacree Trails. Step inside to discover high 10 ft ceilings, custom details, and a layout that breathes luxury into every corner. The living room boasts a stunning marble feature wall surrounding a sleek fireplace, paired with built-in cabinetry for a blend of style and functionality. The kitchen is a chef's dream, featuring state-of-the-art stainless steel appliances, 15 ft waterfall island to entertain your family and friends, large windows throughout for natural light, exquisite lighting fixtures, and the perfect hardwood floors. Ascend the metal spindle railing to the upper level where the master bedroom awaits with a large, picturesque window, high vaulted ceiling, and a massive walk-in closet. The dream ensuite bathroom rivals a 5-star hotel, ensuring every morning starts and every night ends in luxury. Two additional large bedrooms, a convenient upstairs laundry room with a sink and storage, and a 5-piece bathroom (double sinks) with 9 ft ceiling and 8 ft doorway throughout the upper level. The fully developed basement offers 9 ft ceiling throughout the recreation room with a wet bar for family movie and game nights. a 4th bedroom, a 3-piece bathroom, a flex room for your home office/gym, a storage space completes this magnificent home. Fully lan...

Bedroom 11.83 Ft x 17.00 Ft

Office 11.58 Ft x 8.92 Ft

Family room 16.33 Ft x 17.17 Ft

Other 8.83 Ft x 2.67 Ft

3pc Bathroom 8.00 Ft x 5.00 Ft

2pc Bathroom 5.58 Ft x 5.00 Ft

Bedroom 12.00 Ft x 10.92 Ft

Bedroom 11.92 Ft x 10.75 Ft

Laundry room 6.25 Ft x 9.08 Ft

5pc Bathroom 10.83 Ft x 8.08 Ft

Other 3.83 Ft x 2.33 Ft

Primary Bedroom 14.00 Ft x 12.17 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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KIC Realty

<http://andylamrealty.com/>

**RE/MAX Realty Professionals**

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Dining room 11.50 Ft x 12.67 Ft

Other 11.42 Ft x 21.17 Ft

Living room 16.75 Ft x 18.42 Ft

Other 7.75 Ft x 15.75 Ft

5pc Bathroom 9.92 Ft x 14.58 Ft