



## 3538 7th Avenue Calgary Alberta

\$1,480,000

Welcome to 3536 7th Ave SW--a stunning, brand-new, detached three-storey infill, featuring a state-of-the-art elevator that seamlessly serves all four floors of this exceptional home. Nestled on a picturesque, tree-lined street in the highly sought-after Spruce Cliff community, this property elevates modern living to new heights. Enjoy unparalleled convenience with easy access to an array of amenities and natural attractions, offering a lifestyle of both comfort and luxury. As you enter, you are greeted by a sense of grandeur, highlighted by soaring 10-foot ceilings on the main floor and beautiful engineered hardwood flooring throughout. The open-concept design perfectly integrates the dining and kitchen areas, anchored by a striking 12-foot island that invites gatherings. The kitchen boasts sleek cabinetry that reaches the ceiling for ample storage and is equipped with top-of-the-line Jennair appliances, a pantry with pull-out drawers, and a waterfall edge providing generous seating. The spacious living room is the heart of the home, featuring a stylish fireplace with custom built-ins and expansive patio doors that lead to a 10' x 20' deck--ideal for outdoor entertaining and relaxation. Ascend effortlessly to the second floor using the elevator or the elegant stairs, where you will find two luxurious bedrooms--each with its own spa-inspired 5-piece ensuite. These beautifully designed bathrooms feature dual sinks, full-height tiling, standalone tubs, custom showers with benches, and generously sized walk-in closets with built-in organizers. On the third floor, the primary bedroom awaits, showcasing another exquisite 5-piece ensuite complete with a standalone tub, double vanity, and a shower with a steam feature. This serene retreat also boasts an expansive south-facing balcony, perfect for soaking in the sun. The fully finished basement offers versatile space, complete ...

Bedroom 14.00 Ft x 17.58 Ft

5pc Bathroom 11.50 Ft x 11.33 Ft

Laundry room 9.67 Ft x 5.92 Ft

Bedroom 14.08 Ft x 17.42 Ft

5pc Bathroom 10.75 Ft x 13.83 Ft

Primary Bedroom 14.25 Ft x 18.58 Ft

Exercise room 8.75 Ft x 8.00 Ft

4pc Bathroom 8.75 Ft x 7.17 Ft

Bedroom 12.00 Ft x 10.25 Ft

Dining room 14.50 Ft x 14.42 Ft

Kitchen 14.50 Ft x 21.33 Ft

Living room 14.25 Ft x 16.25 Ft

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Listing Presented By:



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6pc Bathroom 12.75 Ft x 15.42 Ft

2pc Bathroom 5.33 Ft x 5.00 Ft

Recreational, Games room 17.00 Ft x 19.33 Ft

Other 5.58 Ft x 9.08 Ft