

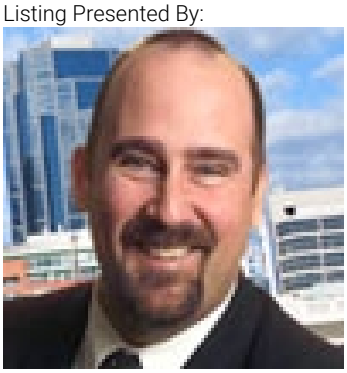
3719 2 Avenue Calgary Alberta

$1,075,000

MOVE-IN READY + QUICK POSSESSION AVAILABLE!!! WELCOME to this INCREDIBLE 2024 CUSTOM-BUILT INFILL offering 2,500 SQ. FT. OF DEVELOPED LIVING SPACE w/4 BEDROOMS, 3.5 BATHROOMS, AIR CONDITIONING + a HEATED, INSULATED DOUBLE DETACHED GARAGE w/200-AMP SERVICE, offering power capacity for a future EV charger!!! Perfectly positioned on a QUIET, TREE-LINED STREET in the heart of SPRUCE CLIFF, this IMMACULATE home blends TIMELESS ARCHITECTURE w/MODERN LUXURY, ELEGANCE + EVERYDAY FUNCTIONALITY. Ideal for professionals + families seeking an UPSCALE INNER-CITY LIFESTYLE minutes from DOWNTOWN, PARKS, GOLF, SHOPPING + SCHOOLS! STRIKING CURB APPEAL welcomes you w/BEAUTIFUL GABLED ROOFLINES, MATURE TREES + an INVITING COVERED FRONT PORCH. Inside, SOARING 10' CEILINGS, BUILT-IN SPEAKERS, WIDE-PLANK HARDWOOD FLOORS + OVERSIZED WINDOWS fill the home w/NATURAL LIGHT while showcasing EXCEPTIONAL CRAFTSMANSHIP!!! The SPACIOUS FRONT DINING ROOM sets the stage for intimate dinners + holiday celebrations before flowing into the HEART OF THE HOME. The SLEEK GOURMET KITCHEN impresses w/FULL-HEIGHT CABINETRY, QUARTZ COUNTERTOPS, PREMIUM STAINLESS STEEL APPLIANCES incl/a BUILT-IN OVEN, GAS COOKTOP + WINE FRIDGE, plus an OVERSIZED ISLAND ideal for gathering! Beyond, the INVITING LIVING ROOM features a STUNNING MARBLE GAS FIREPLACE framed by CUSTOM BUILT-INS + EXPANSIVE REAR WINDOWS overlooking the backyard. Step onto the LARGE DECK w/BBQ GAS LINE, perfect for SUMMER ENTERTAINING + relaxing outdoors. A stylish 2-PC BATH completes the main floor. Upstairs, the LUXURIOUS PRIMARY RETREAT offers a PRIVATE ESCAPE w/CUSTOM WALK-IN CLOSET + SPA-INSPIRED 5-PC ENSUITE featuring a FREESTANDING SOAKER TUB, OVERSIZED GLASS SHOWER, DOUBLE VANITY + HEATED FLOORS! TWO ADDITIONAL SPACIOUS BEDROOMS share a BEAUTIFULLY FINISHED 4-PC BATH, while the UPPER-LEVEL LAUNDRY ROOM w/BUILT-IN SINK + CABINETRY adds conven...

Primary Bedroom 15.92 Ft x 12.50 Ft
Other 6.50 Ft x 5.25 Ft
5pc Bathroom 10.42 Ft x 7.75 Ft
Other 7.33 Ft x 5.58 Ft
Other 6.33 Ft x 3.00 Ft
4pc Bathroom 7.92 Ft x 4.92 Ft

Listing Presented By:



Originally Listed by:
RE/MAX House of Real Estate

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Bedroom 11.50 Ft x 10.67 Ft

Other 4.92 Ft x 3.67 Ft

Bedroom 10.50 Ft x 10.08 Ft

Laundry room 8.25 Ft x 5.42 Ft

4pc Bathroom 9.25 Ft x 5.25 Ft

Recreational, Games room 16.08 Ft x 14.50 Ft

Bedroom 11.33 Ft x 8.42 Ft

Furnace 9.00 Ft x 4.92 Ft

Living room 14.75 Ft x 11.92 Ft

Kitchen 16.08 Ft x 9.50 Ft

Dining room 15.58 Ft x 9.92 Ft

Foyer 8.00 Ft x 5.42 Ft

Other 6.92 Ft x 4.00 Ft