



418 36 Street Calgary Alberta

\$1,125,000

**** Open House March 14 & 15 - 2:00 pm to 4:00 pm **** Nestled on one of Spruce Cliff's most coveted streets, 418 36 Street SW stands as a testament to modern luxury and thoughtful design. Imagine a family envisioning their future, or a couple with growing needs, pulling up to their brand-new dream home. This isn't just a house; it's the backdrop for their next chapter. Stepping inside, the 10-foot ceilings on the main floor immediately captivate. Sunlight streams through unique European-style windows, which elegantly tilt or swing open, inviting the gentle breeze. The chef's kitchen is a true culinary sanctuary, featuring a premium stainless steel appliance package with a 6-burner gas range and a 60-inch fridge/freezer, a convenient pot filler, and ample prep space on the stunning 13-foot island with its farmhouse sink and waterfall quartz edge. Sleek painted thin-profile shaker cabinets and a dedicated coffee station add to the thoughtful design. Warm hardwood floors flow seamlessly, guiding them through the open-concept space. The dining area, with its stylish feature wall, promises intimate dinners. In the living room, the fully Venetian plastered gas fireplace beckons cozy evenings, while patio doors open onto a spacious composite deck, engineered for no maintenance and long-lasting durability, complete with a gas connection for BBQs. A clever secret, a hidden door, conceals the chic two-piece bathroom. As they ascend the hardwood staircase, the second floor unfolds into a haven of comfort. The large primary bedroom, a serene retreat, boasts a captivating feature wall, vaulted ceilings and a spa-like five-piece ensuite. The two additional bedrooms offer ample space for children or guests, serviced by a beautifully appointed four-piece bathroom. A dedicated office, complete with a built-in desk, provides a quiet space to focus. Hardwood floors continue throughout ...

Primary Bedroom 12.92 Ft x 12.75 Ft

Bedroom 10.42 Ft x 9.92 Ft

Bedroom 10.33 Ft x 9.58 Ft

Other 8.83 Ft x 5.58 Ft

5pc Bathroom 9.17 Ft x 5.75 Ft

Laundry room 8.75 Ft x 5.75 Ft

Living room 11.75 Ft x 8.83 Ft

Kitchen 14.42 Ft x 6.58 Ft

Furnace 9.58 Ft x 6.50 Ft

Dining room 7.33 Ft x 5.25 Ft

Laundry room 6.25 Ft x 4.75 Ft

Storage 9.42 Ft x 3.42 Ft

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Listing Presented By:



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Office 8.42 Ft x 5.83 Ft

4pc Bathroom 8.58 Ft x 4.83 Ft

Bedroom 12.42 Ft x 8.50 Ft

Bedroom 10.67 Ft x 10.00 Ft

4pc Bathroom 8.67 Ft x 4.83 Ft

Kitchen 17.75 Ft x 12.83 Ft

Dining room 13.00 Ft x 11.75 Ft