



# 711 36 Street Calgary Alberta

\$1,239,900

**\*\*Fully Finished and Ready for Possession\*\*** Welcome to Spruce Cliff with a luxury infill built by Elaborate Homes built on a 27x120ft lot. This brand new home features amazing finishes throughout with 4 bedrooms and 3-1/2 bathrooms, with approximately 3066 sq/ft of developed space. The main floor features a large open concept floor plan with 10ft ceilings, a spacious dining room, large living room and a kitchen with luxury hardwood floors throughout. The living room has large sliding door with a gas fireplace and open concept design to the kitchen and dining area with oversized windows and doors. The kitchen has quartz countertops and features Samsung Appliance package with a built in gas range, dishwasher, refrigerator and dishwasher with a garburator under the sink. The upper floor has 9ft ceilings with a large primary bedroom with vaulted ceilings and attached en-suite which has heated floors, a standing steam shower, dual undermount sinks, quartz countertops, and a soaker tub, with a walk-in closet with built-in cabinets. The upper floor has 2 more additional bedrooms with large built-in closets and a 4 piece bathroom which also has heated floors, with the laundry room conveniently located on the top floor with a sink, you also have a large Bonus Room as extra living space. The home has a side entrance to the main floor or basement and is fully finished with a large recreation room with a wet bar, a bathroom with a standing shower, gym room with glass doors, and another bedroom. Enjoy your double car garage with extra space for storage and parking. This home is conveniently located close to shopping, schools, parks, with easy access to downtown Calgary. Many upgrades throughout with Air Conditioning, Smart Home System Ready, Lutron lighting, Speaker System Installed, Heated Floors in the upper bathrooms and much more, for more details Call your favorite realto...

Recreational, Games room 15.75 Ft x 18.17 Ft  
 Bedroom 15.83 Ft x 12.58 Ft  
 Exercise room 8.08 Ft x 9.00 Ft  
 3pc Bathroom 7.92 Ft x 8.08 Ft  
 Dining room 17.00 Ft x 14.75 Ft  
 Kitchen 18.67 Ft x 20.67 Ft

Primary Bedroom 12.25 Ft x 17.25 Ft  
 Bedroom 9.92 Ft x 12.42 Ft  
 Bedroom 10.08 Ft x 14.50 Ft  
 Bonus Room 8.83 Ft x 10.08 Ft  
 5pc Bathroom 10.08 Ft x 12.17 Ft  
 4pc Bathroom 8.25 Ft x 5.08 Ft

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

Listing Presented By:



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**RE/MAX Realty Professionals**

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Living room 12.67 Ft x 19.58 Ft  
2pc Bathroom 5.33 Ft x 5.50 Ft

Laundry room 5.67 Ft x 7.83 Ft