



GRASSROOTS
REALTY GROUP

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**8103, 14 Hemlock Crescent SW
Calgary, Alberta**

MLS # A2243171



\$349,900

Division:	Spruce Cliff		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	920 sq.ft.	Age:	2012 (13 yrs old)
Beds:	1	Baths:	1 full / 1 half
Garage:	Heated Garage, Secured, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 550
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-C2 d129
Foundation:	-	Utilities:	-

Features: Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s)

Inclusions: NONE

Welcome to exceptional city living in a peaceful, tranquil area next to the Shaganappi Golf course in Spruce Cliff. This VERY SPACIOUS 920 SQ FT CONDO BACKS UP TO THE SIDE OF THE GOLFCOURSE, WITH A GORGEOUS TREED AND GREEN OUTLOOK. THIS IS NOT GROUND LEVEL, IT'S 8 FEET ABOVE. YOU WILL NEVER WANT TO MOVE AGAIN. Walking in, you will be delighted with the open concept, and the spaciousness of a large home. The entrance boasts a large closet and the kitchen features solid maple cabinetry with SS appliances, Quartz countertops, breakfast bar that will seat 5, dbl door 3 yr old refrigerator with water and ice features, and 2 freezer drawers and a custom pantry. This is a real kitchen. Then into the bright enormous living/dining area with built-in desk area, gas fireplace with stone front, maple wood mantle, honeycomb blinds and ceiling fan. You won't get tired of this green outlook from every window. The quietness will astound you. There's a screen door to the deck and a nice sized balcony for enjoying coffees, bbq's and a nice book. There's a laundry room with shelving, a linen closet and 2-piece bathroom. Then the primary room will fit all of your KING SIZE FURNITURE AND BED. Enjoy the walk-in closet with custom made organizers. This complex is designed to assist you in an easy retirement or quality of life. The Copper Club offers an impressive range of amenities, including a fitness center, recreation room, car wash bay, workshop/craft room, bike storage, a guest suite and a well-managed, financially stable condominium community. PETS ARE ALLOWED with Board approval. LOCATION, LOCATION, situated just steps from the Shaganappi Golf Course, which offers cross-country skiing and snowshoeing in the winter, and a short walk to the Nicholls Family Library and Westbrook LRT Station, providing

access to the downtown. Located near shops, restaurants, medical offices, parks, and recreation facilities, this area offers an unbeatable combination of urban convenience and a family-friendly atmosphere. Whether you're looking for a turnkey investment property or a comfortable, spacious home backing onto a treed, green outlook in a prime location, this is an opportunity you don't want to miss.