



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

1, 3355 Spruce Drive SW  
Calgary, Alberta

MLS # A2245736



**\$750,000**

Division:	Spruce Cliff		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	1,914 sq.ft.	Age:	2020 (5 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard, Fruit Trees/Shrub(s)		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 300
Basement:	None	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	M-CG d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Skylight(s), Smart Home, Walk-In Closet(s)		
Inclusions:	BBQ, TV Mounts (3)		

\*\*\*\*\*Open House August 10th from 12-2pm.\*\*\*\*\*Welcome to this beautifully designed 3-bedroom, 3.5-bathroom townhome in the vibrant and highly sought-after community of Spruce Cliff. Thoughtfully crafted with upscale finishes and modern conveniences, this home offers both luxury and functionality in every corner. Step inside to soaring 9-foot ceilings and an abundance of natural light streaming through oversized windows and a striking skylight above. The open-concept main floor is perfect for entertaining, featuring rich hardwood flooring, custom tile work, and a stylish powder room adorned with elegant designer wallpaper. The chef-inspired kitchen boasts luxury finishes and seamlessly flows into the spacious living room and dining area. Tucked into a charming window-surrounded nook, the dining space creates a cozy yet open atmosphere. Step out onto your private balcony overlooking Spruce Park, ideal for morning coffee or evening relaxation. Upstairs, you'll find two generously sized bedrooms, each with its own private ensuite. The primary suite is a true retreat, complete with a large, sunlit walk-in closet, a gorgeous 4-piece ensuite, and its own private balcony with tranquil park views. Laundry is conveniently located on this level. Downstairs, the third bedroom with its own ensuite offers flexibility as a guest suite, home office, or fitness space. This unit also includes a private backyard, perfect for summer barbecues or a quiet retreat, and an oversized single attached garage with bike racks and ample room for storage. This beautiful townhouse includes the latest smart home features, including automated blinds, lighting, door locks and thermostat to elevate your living experience with effortless control and convenience. Situated on the edge of the Shapanappi Point Golf Course and a couple of blocks from Bow Trail SW, you'll enjoy quick access to the

Westbrook C-Train Station, downtown, coffee shops and grocery stores and the scenic Bow River Pathway &ndash; all while living in one of Calgary&rsquo;s most connected and community-rich neighborhoods. Don't miss your chance to own this stunning, light-filled, and impeccably finished townhome in Spruce Cliff. Schedule your private showing today!