



**GRASSROOTS**  
REALTY GROUP

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**4 Spruce Bank Crescent SW  
Calgary, Alberta**

**MLS # A2259671**



**\$2,595,000**

<b>Division:</b>	Wildwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,681 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Oversized, Tandem, Triple Garage Attached		
<b>Lot Size:</b>	0.52 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Front Yard, Garden, Interior Lot, L		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Flat	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cedar, Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Skylight(s), Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	n/a		

Nestled on a quiet, tree-lined street in the heart of Wildwood, this remarkable home built by Alloy Homes, blends refined craftsmanship, contemporary design, and serene natural surroundings. From the cedar and stucco exterior to the beautifully landscaped front yard, every detail speaks to timeless quality and care. Inside, reclaimed fir hardwood floors bring warmth throughout the main and upper levels. A front living room overlooks the peaceful street, while the open dining and kitchen area is ideal for entertaining. The dining room's gas fireplace adds ambiance, and the chef-inspired kitchen impresses with a raised wood breakfast bar, central prep island, mosaic stainless steel and glass tile backsplash, bamboo cabinetry, sleek slate countertops, and premium appliances including a Wolf gas range, SubZero fridge, and Miele dishwasher. A large picture window frames tranquil views of the lush backyard. At the heart of the home, a striking honed slate and bamboo feature wall acts like a piece of sculpture dividing the kitchen, foyer, and great room while adding warmth, texture, and architectural depth. The main floor also includes two generous bedrooms, a full bathroom, and a practical mudroom with built-ins and laundry. Upstairs is a true private sanctuary. Soaring ceilings with skylights, a custom walk-in closet with vanity, and a spa-like ensuite, inspired by a trip to France, feature limestone tiles, heated floors, a jetted tub, and a glass steam shower. A cozy den makes an ideal office or yoga space. A private rooftop terrace with a wood-burning fireplace and sweeping views to the north. While the parents enjoy their retreat above, the children have their own private spaces on the main and lower levels. Downstairs, a fully developed basement offers a large home gym, an expansive recreation and games room, a full bathroom, and a fourth bedroom with a built-in desk.

making it perfect for teens. Outdoors, a true backyard oasis awaits. Multi-tiered decks and patios are surrounded by mature trees and thoughtful landscaping, overlooking the river and the famous Douglas Fir Trail. It's the perfect spot for summer barbecues, morning coffee, or quiet evenings under the stars. Balancing contemporary architecture with warmth, natural materials, and light-filled spaces, this home is both elegant and practical. Every area is designed to be lived in and loved, delivering a rare combination of craftsmanship, natural beauty, and city convenience while being just steps to walking paths and minutes from Edworthy Park.