



GRASSROOTS
REALTY GROUP

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643 36 Street SW
Calgary, Alberta

MLS # A2265980



\$1,295,000

Division:	Spruce Cliff		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,157 sq.ft.	Age:	2025 (0 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Separate Entrance, Soaking Tub, Stone Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: N/A

Modern Luxury Meets Elevated Living in Spruce Cliff. Discover this exceptional new build in the highly sought-after community of Spruce Cliff, where timeless design and modern elegance converge. This stunning 4-bedroom, 5-bathroom home showcases superior craftsmanship, premium finishes, and thoughtful functionality throughout. An impressive main level welcomes you with white oak wide-plank flooring, abundant natural light, and sophisticated designer lighting. The open concept living area features a sleek gas fireplace set within a striking tile wall, creating a perfect blend of warmth and contemporary style. The chef-inspired kitchen boasts high-end appliances, a massive center island, full-height custom cabinetry, and refined detailing ideal for both entertaining and everyday living. Upstairs, the primary suite is a serene retreat complete with a spa-like 6-piece ensuite featuring a freestanding soaker tub, multi-jet rain shower, dual vanities, and heated floors. The custom walk-in closet offers floor-to-ceiling built-ins, providing both beauty and function. Two additional bedrooms each feature walk-in closets, with one offering its own private ensuite. A convenient upper-level laundry room with a sink adds to the home's thoughtful design. The fully developed lower level includes a legal one-bedroom suite with a separate entrance — ideal for extended family, guests, or potential rental income. The suite is complete with a full kitchen, 4-piece bathroom, laundry area, and a spacious living room. Outdoors, enjoy a west-facing backyard with a deck and green space, perfect for relaxing or entertaining, plus a double detached garage with back-lane access. Situated in the heart of Spruce Cliff, this location offers the best of both worlds — urban convenience and natural beauty. Minutes from shopping, restaurants, golf, and the Douglas Fir Trail

system, this home is the perfect blend of modern luxury and everyday comfort.