



GRASSROOTS
REALTY GROUP

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2006 37 Street SE
Calgary, Alberta

MLS # A2275211



\$599,900

Division:	Forest Lawn		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,682 sq.ft.	Age:	2008 (17 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Door Opener		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Rectangular Lot		

Heating:	Central, Fireplace(s), Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, No Animal Home		

Inclusions: Garage Door Opener

Welcome to this stunning NEWLY REBUILT (Rebuilt PROFESSIONALLY by TD Insurance's Contractor) detached home, showcasing HIGH CEILINGS ON BOTH THE MAIN AND UPPER FLOORS and a highly desirable, one-of-a-kind floor plan loaded with upgrades. The bright main level features a versatile den or bedroom, a spacious living and dining area highlighted by a BEAUTIFUL THREE-WAY TILED FIREPLACE, a mudroom, powder room, and a thoughtfully designed kitchen with abundant cabinets and counter space. The modern kitchen offers plenty of room for family gatherings and allows you to select your preferred new appliances. Upstairs, you'll discover THREE SPACIOUS BEDROOMS, including A LUXURIOUS PRIMARY SUITE with a five-piece ensuite and dual closets. Two additional bedrooms and a full bathroom complete this level. This home also offers LUXURY VINYL PLANK FLOORING on Main and upper level, upgraded lighting, and an unfinished basement with laundry rough-ins—perfect for future expansion. Enjoy outdoor living with a newly built deck and a large front and backyard. Located on a LARGE RECTANGULAR LOT, the oversized single garage comfortably fits two vehicles. Just MINUTES FROM DOWNTOWN and close to schools, shopping, dining, and all major amenities. A must-see home—BOOK YOUR SHOWING TODAY!