



**GRASSROOTS**  
REALTY GROUP

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**711 36 Street SW**  
**Calgary, Alberta**

**MLS # A2126518**



**\$1,269,900**

<b>Division:</b>	Spruce Cliff		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,130 sq.ft.	<b>Age:</b>	2024 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Rectangular Lot, See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	See Remarks, Stucco, Wood Frame	<b>Zoning:</b>	RC-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bar, Built-in Features, High Ceilings, Open Floorplan, Quartz Counters, See Remarks, Separate Entrance, Smart Home, Vinyl Windows, Walk-In Closet(s), Wired for Sound

**Inclusions:** N/A

**\*\* READY FOR POSSESSION \*\*** Welcome to Spruce Cliff with a luxury infill built by Elaborate Homes. This brand new home features amazing finishes throughout with 4 bedrooms and 3-1/2 bathrooms, with approximately 3066 sq/ft of developed space. The main floor features a large open concept with 10ft ceilings, a spacious dining room, family room and kitchen with luxury hardwood floors throughout. The family room has large sliding door with a gas fireplace and open concept design to the kitchen and dining area with oversized windows and doors. The kitchen has quartz countertops and features a Samsung Appliance package. The upper floor has 9ft ceilings with a large primary bedroom with vaulted ceilings and attached en-suite with dual undermount sinks, quartz countertops, heated tile flooring, soaker tub and standing steam shower, with a walk-in closet with built-in cabinets. The upper floor has 2 more additional bedrooms with large built-in closets and a 4 piece bathroom, with the laundry room conveniently located on the top floor with a sink, you also have a large Bonus Room as extra living space. The home has a side entrance to the main floor or basement and is fully finished with a large recreation room with a wet bar, 4 piece bathroom, gym room with glass doors, and another bedroom. Enjoy your double car garage with extra space for storage and parking. This home is conveniently located close to shopping, schools, parks, with easy access to downtown Calgary. Many upgrades throughout with Air Conditioning, Smart Home System Ready, Lutron lighting, Speaker System Installed, Heated Floors in the upper bathrooms and much more, for more details Call your favorite realtor today!