



12 37 Street SW
Calgary, Alberta

MLS # A2142529



\$950,000

Division:	Spruce Cliff		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,881 sq.ft.	Age:	1955 (69 yrs old)
Beds:	3	Baths:	2
Garage:	Garage Door Opener, Oversized, Single Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Lawn, Landscaped, Level, Private, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Cedar, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Ceiling Fan(s), Central Vacuum, Granite Counters, High Ceilings, Pantry, Recessed Lighting, Storage, Vaulted Ceiling(s)		
Inclusions:	N/A		

JUST LISTED in Spruce Cliff! This property is truly ONE OF A KIND. You won't find another like it! Fully finished bungalow with a HUGE LOFT in one of the QUIETEST CUL-DE-SAC locations in the city. Situated on a HUGE NEARLY 7200 SF PRIVATE LOT. Steps from the BOW RIVER PATHWAY and walking distance to Westbrook Mall, the LRT, & Wildwood school. 5 minute drive to Shaganappi Point golf course. Douglas Fir Trail is nearby. VAULTED BEAMED CEILINGS in the living room, family room, dining room, & kitchen. MASSIVE FLOOR TO CEILING WINDOWS at the back of the home looking into the beautiful landscaped yard. GORGEOUS WHITE KITCHEN CABINETRY from Legacy Kitchens. MAPLE DOVETAIL SOFT CLOSE DRAWERS, BUILT-IN OVEN & MICROWAVE, GAS STOVETOP, beautiful CUSTOM RANGE HOOD, PANTRY with pullout drawers, GRANITE countertops, HARDWOOD FLOORING. Gas fireplace with beautiful stone surround in living room. Cozy wood burning fireplace in the sunken family room which is adjacent to the formal dining area. Sliding doors lead to the PRIVATE PATIO with OUTDOOR FIREPLACE. The lower level has LARGE WINDOWS, 3rd bedroom, 3 PCE bath, and laundry room. SEPARATE STORAGE ROOM plus LARGE MECHANICAL ROOM for even more storage! So many extras in this home - 2 high efficient furnaces, STAINED WINDOW GLASS, Hunter Douglas window coverings, under cabinet lighting, landscaped beautifully, the list goes on and on! This home has been meticulously cared for over the years! \$950,000. Book your showing today as this property shows beautifully, is priced to sell and will not last long!