



**3511 7 Avenue SW
Calgary, Alberta**

MLS # A2176856



\$775,000

Division:	Spruce Cliff		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,835 sq.ft.	Age:	2007 (17 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.01 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Interior Lot, Landscaped		

Heating:	Fireplace Insert, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Mixed, Stone, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Central Vacuum, Granite Counters, Kitchen Island, Low Flow Plumbing Fixtures, Pantry, Soaking Tub, Vaulted Ceiling(s), Vinyl Windows, Wired for Sound

Inclusions: water tote for irrigation and all window coverings

Welcome to this PRICED TO SELL, DETACHED, well-maintained home in the sought after area of Spruce Cliff. This 4 bedroom 4 bathroom home offers 2572 sq ft of living space. Upon entering the home you will be met with a formal living/sitting area which could also be used as a home office. Main floor has an open floor plan with combined kitchen, family, and dining area. Great for entertaining. The kitchen offers maple cabinets, granite counters, stainless steel appliances a raised breakfast bar, and moveable island. Plenty of cabinet space including a spice cupboard and walk in pantry. a 2 piece bathroom with laundry completes the main floor. The dryer is a German technology system which requires no venting. The upper level of the home has a massive primary suite with vaulted ceilings and incorporates an added relax/sitting space and 2 large closets. 5 piece ensuite bath offers large corner soaker tub, dual vanities, separate shower and toilet. Down the hall from the primary, you will find the other 2 nice sized bedrooms and 4 piece bath. The basement level offers a family room with a rough in for future projector system, a rec room, a 4 piece bathroom and an oversized bedroom which could also be used as an additional games room. The private back yard is South facing and leads to the detached double car garage. Other features of the home include, built in speakers, toe kick for the vaccu flo, low flow fixtures in all 4 bathrooms, new furnace (2023), newer cordless blinds to some rooms, freshly painted throughout and a water tote to catch rainwater for added irrigation. The home is located within walking distance to the C-Train, shopping, professional offices, golf course, and is minutes to all the downtown core has to offer. Great family community. Do not miss this opportunity to call this home.