



GRASSROOTS
REALTY GROUP

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506 36 Street SW
Calgary, Alberta

MLS # A2212051



\$1,499,900

| | | | |
|------------------|---|---------------|------------------|
| Division: | Spruce Cliff | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,470 sq.ft. | Age: | 2025 (0 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Detached, Insulated | | |
| Lot Size: | 0.08 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot | | |

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|--------------------|-----------------------------------|-------------------|------|
| Heating: | In Floor, Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Hardwood, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Stucco, Wood Frame | Zoning: | R-C2 |
| Foundation: | Poured Concrete | Utilities: | - |

Features: Built-in Features, Chandelier, Closet Organizers, Crown Molding, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Soaking Tub, Walk-In Closet(s), Wet Bar, Wired for Sound

Inclusions: None.

Stunning new home built by Libra Homes located on a quiet street in the heart of Spruce Cliff on a 30'x120' lot. 3+1 bedrooms & 2470 sq ft of developed living space. The main level presents gorgeous engineered hardwood floors, 10' ceilings & detailed ceiling lighting & stylish light fixtures. A spacious living room with wall paper accents is anchored by a tiled gas fireplace & the dining area has ample space to host a family gathering or elegant dinner party. Create culinary delights in the kitchen that's tastefully finished with quartz counter tops, island/eating bar, LED lights crown moulding, fully integrated cabinetry & Jenn Air appliance package & Kitchen Aid microwave. A mudroom with seating area & plenty of storage & a 2 piece powder room complete the main level. A beautiful open riser staircase with glass railing lead to the second level with 10' ceilings that hosts 3 bedrooms, a laundry room with sink & storage & 5 piece main bath. The primary retreat boasts a large walk-in closet with LED lighting & exquisite 5 piece ensuite with in-floor heat, dual sinks, relaxing freestanding soaker tub & rejuvenating steam shower. A fully developed basement with 9' ceiling & roughed in in-floor heat features a large family/media room & wet bar with tile surround & bar fridge & perfect for game or movie night. A gym area with built-in speakers, fourth bedroom, 3 piece bath & finished storage under the stairs are the finishing touches to the basement. Other notable features include roughed-in air conditioning plus the home is a Smart Home, which can all be run from your iPad or phone. Outside, enjoy the back deck & access to a double detached insulated garage that's roughed in for heat & EV. The location can't be beat & close to Shaganappi Point Golf Course, picturesque Edworthy Park, schools, shopping, public transit &

easy access to Bow Trail & 37th Street. Immediate possession is available!