

3717 2 Avenue SW  
Calgary, Alberta

MLS # A2167386



## \$1,049,900

<b>Division:</b>	Spruce Cliff		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,760 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>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Front Yard, Lawn, Landscaped, Street Lightir		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Wood Frame	<b>Zoning:</b>	R-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Breakfast Bar, Closet Organizers, Double Vanity, No Animal Home, No Smoking Home, Quartz Counters, Vinyl Windows, Walk-In Closet(s), Wet Bar		
<b>Inclusions:</b>	None		

OPEN HOUSE SUN 2-4 pm. WELCOME HOME to SPRUCE CLIFF! This BRAND NEW EXECUTIVE Home in the Inner City Showcases a Spacious Layout, High Ceilings & Floor to Ceiling Windows Throughout! Beautiful Dining Room with Large Windows next to your Well Appointed Chef&rsquo;s Inspired Kitchen which Features Stainless Steel Appliances including a Wine Fridge, Quartz Countertops with Expansive Island and Ample Cabinetry. Enjoy your Custom Finished Living Room with a Gas Fireplace, Built-ins and steps out into your South Facing Back Yard. Both Main and Upper Floors Feature Engineering Wide Plank Hardwood Floors and Led Lighting in Stairs leads you to the Upper Level which Boasts a Luxurious Primary with Custom Built-ins and Feature Wall plus a Walk-in Closet and Spa-Inspired Ensuite with Heated Floors. Custom Shower, Double Sinks, and a Soaker Tub! 2 Additional Full Sized Bedrooms, 4 pc Bath and a Convenient Upper Laundry! Enjoy your Custom Theatre Room with Built-ins Wet Bar with room for an additional Bar Fridge. A Spacious 4th Bedroom & 4 pc Bath Complete this Floor! Love your Back yard with a South Facing Patio with BBQ Gas Line, Fully Landscaped and Fenced for your Enjoyment and Entertainment needs. All of this and a large Double Detached Garage for your convenience and Storage needs. Quick and Easy Access to Edworthy Park, Hiking and Biking Trails, Westbrook C-Train, Downtown, Mountains, Shopping and so much more! SPRUCE CLIFF is a QUIET, HIDDEN GEM! MAKE YOUR MOVE TODAY & WELCOME HOME!