



**Calgary-C-Spruce Cliff**  
3509 SPRUCE Drive SW

LP \$ 799,999  
MLS #: C3595096

Status:	<b>Active</b>	Type:	Residential Attached
DOM:	0	Style:	2 Storey
Rms Abv Gd:	7	Year Built:	2013
Bedrms:	Above: 3/Ttl: 4	Basement:	Full
Full/Half Baths:	3/1	Bsmnt Dev:	Fully Finished
Tot Flr SqFt:	2064.00	Total Sq M:	191.8

Welcome to another quality built home by Bellaview Homes. This custom designed layout boasts over 2800 sq ft of executive living space. The main level offers an open floor plan which is great to entertain small or large gatherings. The gourmet kitchen features a large quartz island, gas cooktop, stainless appliances, custom cabinetry and an elegant living area featuring a stone wall fireplace. The upper living area offers an opulent master retreat featuring a double sided fireplace separating your 5 piece ensuite. There are an additional 2 bd rms with laundry area completes this upper level. The lower level offers a great room area ideal for a home theater or games room complete with a custom wet bar. A double detached garage completes your new home that is located just off the rear deck. With all the amenities in your back door with only a 5 min walk to the new LRT, Westgate Mall, Edworthy Park & Bow River pathway system. A must see as you wont be disappointed.

Directions:

Virtual Tour:

Brochure:

	<u>1Pc</u>	<u>2Pc</u>	<u>3Pc</u>	<u>4Pc</u>	<u>5Pc</u>	<u>6Pc</u>	Poss:negotiable		<u>Level</u>	<u>Mtr2</u>	<u>SqFt</u>
Full Baths:	0	1	0	2	0	0	Occupancy:	Vacant	Main:	95.9	1031.95
Enst Baths:		0	0	0	1	0			Uppr:	95.9	1031.95
Addl Rms:		Finish Levels: 3					Garage Dim:	20x20	AbGd:	191.8	2064.00
Fin Fpl/Rgh:	2/	Fplc Fuel: Gas Only					Elem Schl:		Lowr:	70.1	754.99
Fireplace:	Mantle, Double Sided						Middle Schl:		BIGd:	70.1	754.99
Parking:	Double Garage Detached						High Schl:		Total A.G:	191.8	2,064.00

Living Room:	4.88x3.76	M	Master Bdrm:	4.57x3.71	U
Dining Room:	2.74x3.96	M	Bedrm 2:	3.38x2.84	U
Kitchen:	2.74x5.49	M	Bedrm 3:	3.51x3.05	U
Family Room:	3.53x3.96	M	Bedrm 4:	4.27x3.35	L

Den:

Bonus Room:

Flooring:	Hardwood, Carpet, Non-Ceramic Tile	Foundation:	Concrete
Construct:	Wood Frame	Heat Type:	Forced Air-1
Roof:	Asphalt Shingles	Heat Fuel:	Natural Gas
Exterior:	Stone, Stucco	Remodel:	
Site Influen:	Flat Site, Golf Nearby, Back Lane, Park/Reserve, Playground Nearby, Shopping Nearby, Stones, Public	Features:	Balcony, Ceiling 9 ft., Closet Organizers, Deck, Exterior Walls- 2x6', Vinyl Windows, Wet Bar
Goods Incl:	Dryer, Dishwasher-Built-In, Oven-Built-In, Refrigerator, Stove-Countertop Gas, Washer, Oven-Microwave	Amenities:	Appliances Included, Fireplaces, Laundry-Same Floor, Fenced
		Restrict:	N-KNW
		Goods Excl:	

Warranty: Builder Provides

Front Exposure:E

Prop Class:	Single Family	Condo/HOA:	Condo:	HOA:
Condo Name:		Condo/HOA Incl:		
Prk Encl/TTL:	2/4			
Reg Size:				

Total Lot M2:	306.0	Lot Dimen:	
Frontage:	8.6	Lot Shape:	Rectangular
Depth:	35.6	Zoning:	R-C2
Conform:		Front Expos:	E
	Cnform Yr:		

Mortgage:	\$0	Cash Down:	
Payments:		Due:	
Rate:		Lender:	
Taxes:	\$ 1,482 - 2013	Local Improve	