



**Calgary-C-Spruce Cliff**  
3511 SPRUCE Drive SW

LP \$ 778,500  
MLS #: C3595095

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:	1902.00	Total Sq M:	176.7
			New Construction: Y

Welcome home to your new contemporary 4 bdrm + 3.5 bath, boasting over 2550 sq ft of living space across from a park and only minutes to downtown. The main level has an open floor plan that features gorgeous hardwood floors, 9 ft ceilings on all 3 developed levels. The gourmet kitchen is a chefs delight with large quartz island, stainless appliances, gas cooktop, custom cabinetry, overlooking your elegant living and dining area featuring a stone fireplace. The upper living quarters lead you to a lavish master retreat accented with a double sided fireplace with a spa like 5 piece ensuite. The upper level features an additional 2 bdrms with a smart laundry area for your family con. The lower level is the ideal entertaining space featuring a custom wet bar area with a large media room. You can enjoy your out door living area off the rear deck. With only a 5 min walk to Westgate Station LRT and additional amenities include the Westgate Mall, great schools, Edworthy Park & Bow River pathway system.

Directions:

Virtual Tour: <http://www.youtube.com/watch?v=a7CRaj7GS2U>

Brochure: <http://sothebysrealty.ca/en/property/alberta/calgary-real-estate/calgary>

	<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: Seller		Main:	86.2	927.96
Enst Baths:		0	0	0	1	0			Uppr:	90.5	973.93
Addl Rms:	Finish Levels: 3						Garage Dim:	22x24	AbGd:	176.7	1902.00
Fin Fpl/Rgh:	2/	Fplc Fuel: Gas Only					Elem Schl:	Spruce Cliff Elementary	Lowr:	61.8	665.00
Fireplace:	Corner, Double Sided						Middle Schl:	Vincent Massey	BIGd:	61.8	665.00
Parking:	Double Garage Detached						High Schl:	Ernest Manning	Total A.G:	176.7	1,902.00

Living Room:	4.3x3.0	M	Master Bdrm:	4.3x3.8	U
Dining Room:	2.4x3.8	M	Bedrm 2:	3.4x3.2	U
Kitchen:	2.7x5.5	M	Bedrm 3:	3.4x3.2	U
Family Room:	3.6x5.4	M	Bedrm 4:	4.1x3.71	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:	Stucco, Stone	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:	Refrigerator, Stove-Countertop Gas, Oven-Built-In, Hood Fan, Dishwasher-Built-In, Washer, Dryer, 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:	35.7	Zoning:	R-C2
Conform:		Front Expos:	E
	Cnform Yr:		

Mortgage:	\$0	Cash Down:	
Payments:		Due:	
Rate:		Lender:	
Taxes:	\$ 1,520 - 2013	Local Improve	