

\$899,900 - 3509 Spruce Drive Sw, Calgary

MLS® #A2109616

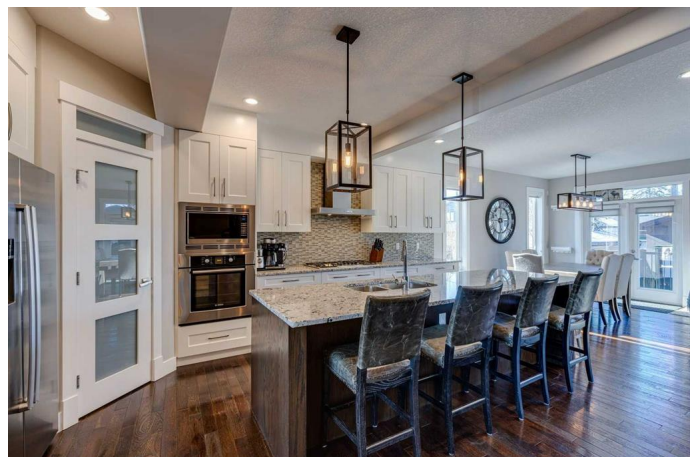
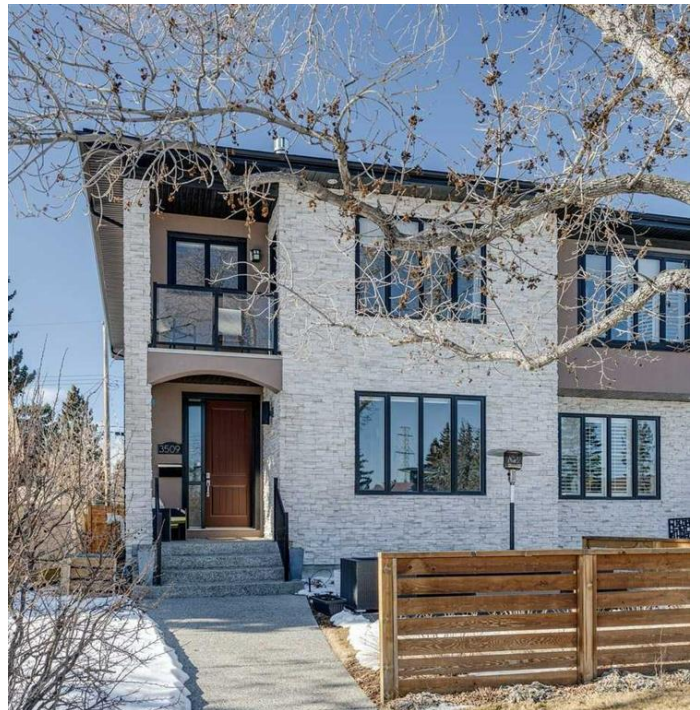
\$899,900

4 Bedroom, 4.00 Bathroom, 2,114 sqft

Residential on 0.08 Acres

Spruce Cliff, Calgary, Alberta

Check out this awesome, custom designed home in the heart of Spruce Cliff, featuring 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, Bosch gas cooktop & wall oven, Bosch fridge, Bosch dishwasher, custom cabinetry and an elegant living area featuring a stone wall fireplace, and there are beautiful hardwood floors throughout main. The upper living area offers an exquisite primary retreat featuring a double-sided fireplace separating your 5 piece ensuite. Built in speakers throughout the main floor and primary bedroom can keep any size gathering entertained. There are an additional 2 bedrooms, a large bathroom and laundry area that complete this upper level. The lower level offers a family room complete with 160" projector screen and 2 level risers with a custom wet bar and a dual zone beer & wine fridge. The rear deck has a gas hook up & new awning for year round enjoyment, and there is a double detached garage out back. The beautiful front yard overlooks a green space, and an underground sprinkler system is included for easy landscaping. The amenities of Westbrook are just blocks away and it's only a 5 min walk to the LRT, Edworthy Park & the Bow River pathway system. For more details, including our 360 Virtual Tour and floor plans, click the links below.



Built in 2012

Essential Information

MLS® #	A2109616
Price	\$899,900
Sold Price	\$885,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,114
Acres	0.08
Year Built	2012
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	3509 Spruce Drive Sw
Subdivision	Spruce Cliff
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 3A5

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Off Street

Interior

Interior Features	Bar, Built-in Features, Ceiling Fan(s), High Ceilings, Kitchen Island, Quartz Counters
Appliances	Built-In Oven, Dishwasher, Gas Cooktop, Microwave, Range Hood, Refrigerator, Window Coverings, Wine Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2

Fireplaces	Double Sided, Family Room, Gas, Mantle, Master Bedroom
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Awning(s), Private Yard
Lot Description	Back Lane, Front Yard, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 23rd, 2024
Date Sold	March 15th, 2024
Days on Market	21
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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