

\$1,465,000 - 404, 8 Hemlock Crescent Sw, Calgary

MLS® #A2142156

\$1,465,000

2 Bedroom, 2.00 Bathroom, 2,069 sqft

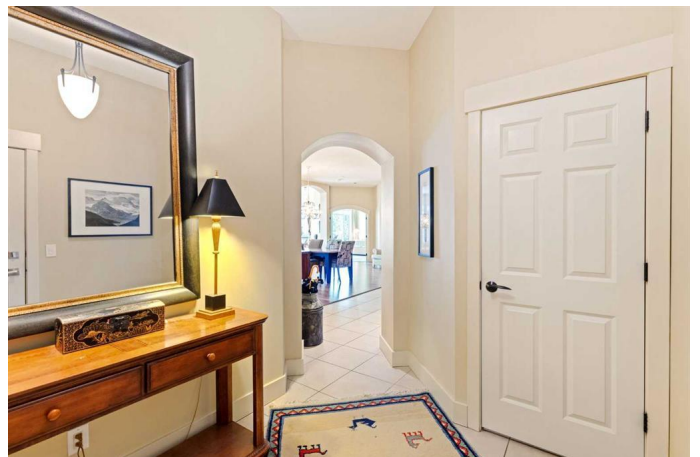
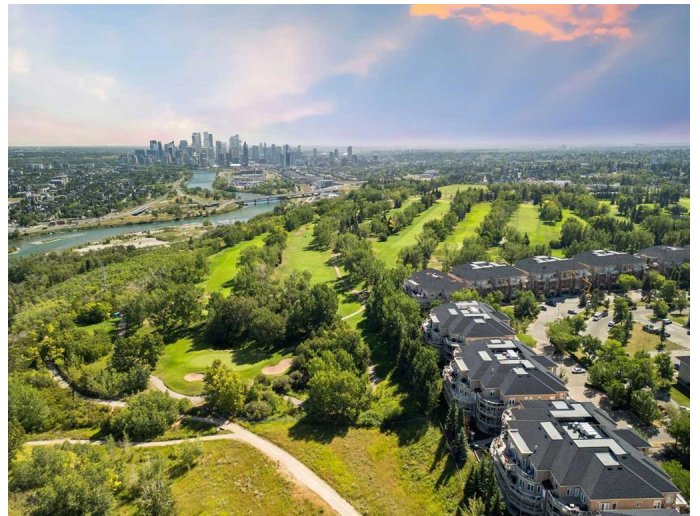
Residential on 0.00 Acres

Spruce Cliff, Calgary, Alberta

[Click on multimedia" icon for a full drone tour.]

Ever dreamt of living in a private Penthouse overlooking a lush natural area along the river in the heart of the City? Backing onto a reserve area with trails leading down to the Bow river. Only 1 of 4 penthouse units like this in the development with over \$200,000 in upgrades. No one unit is the same as each was exclusively custom designed.

Wow, what a beautiful home. The 1st thing you will notice is the openness with 10' ceilings that look straight outside. This sophisticated one of a kind custom designed home exemplify luxury living, with radiant in floor heating throughout the entire unit. Enjoy this spacious living paradise in the comfort of this home. Featuring a large gourmet chef's kitchen at it's center piece designed with floor to ceiling custom built maple wood cabinets, granite counter tops. A cook's dream kitchen with plenty of cabinets and storage, and walk in pantry. This kitchen is equipped with top of the line Viking gas cook top with pot filler, Mielle dishwasher, with built in coffee machine, convection oven, microwave and garburator. A massive Subzero french door fridge and a conveniently located wine chiller for host large family gatherings. Retreat into your master suite through double french doors. All bedrooms feature wall to wall windows to enjoy that priceless view. Venture into a huge ensuite equipped with dual sinks, a soaker tub and a custom built 8 piece steam shower. Decorated with imported 18" Italian marble



tiles and upgraded engineered hardwood flooring throughout.

Venture to the other side of the home to a large 2nd bedroom also with wall to wall windows with a great view. Enjoy another full bath with custom tiled 7 piece shower. The 3rd bedroom comes with a double sized murphy bed and can be used as a den / office for hybrid work life style. Access the 60' balcony from every room with 210' view of the city and skyline. The balcony equipped with automatic rail lighting that illuminate the evening night skies. Patio furniture and fire table negotiable; perhaps other furnishings if desired. All TVs and entertainment system included with built in Bose speakers in every room.

Enjoy a good book in front of your 48" gas fireplace. All utilities included with the exception of power and internet.

2 large titled underground premium parking stalls, side by side right across from the elevators with a separate storage unit. Wash your cars with a shared underground wash bay. The Cooperwood III shares a Large club house for private parties in a separate building, 2 offices you can book and a full sized gym above, located in the Copperclub @ 24 Hemlock Crescent.

Convenient commute to DT with easy access to the Westbrook LRT station.

Looking over the historic 27 hole Shaganappi golf course, Calgary's largest and oldest golf course with a scenic city skyline. Don't miss out on this once in a life time opportunity to live in the highly desired Copperwood.

Built in 2007

Essential Information

MLS® #	A2142156
Price	\$1,465,000
Sold Price	\$1,275,000

Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	2,069
Acres	0.00
Year Built	2007
Type	Residential
Sub-Type	Apartment
Style	Penthouse
Status	Sold

Community Information

Address	404, 8 Hemlock Crescent Sw
Subdivision	Spruce Cliff
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 2Z1

Amenities

Amenities	Clubhouse, Elevator(s), Fitness Center, Golf Course, Parking, Park, Party Room, Roof Deck, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking
Parking Spaces	2
Parking	Garage Door Opener, Heated Garage, Titled, Underground

Interior

Interior Features	Ceiling Fan(s), Granite Counters, Soaking Tub, Vinyl Windows, Walk-In Closet(s), Built-in Features, Closet Organizers, Crown Molding, Double Vanity, Elevator, French Door, High Ceilings, Kitchen Island, No Smoking Home, Natural Woodwork, Open Floorplan, Pantry, Recreation Facilities, Steam Room, Storage, Wired for Sound
Appliances	Dishwasher, Refrigerator, Bar Fridge, Built-In Oven, Garburator, Gas Cooktop, Microwave, Range Hood, Washer/Dryer, Window Coverings, Wine Refrigerator
Heating	In Floor
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Metal

of Stories 4

Exterior

Exterior Features Balcony, BBQ gas line, Lighting
Roof Asphalt Shingle
Construction Wood Frame, Brick, Stucco

Additional Information

Date Listed August 21st, 2024
Date Sold November 21st, 2024
Days on Market 92
Zoning M-C2 d142
HOA Fees 0.00

Listing Details

Listing Office CIR Realty

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