

\$1,099,900 - 1, 427 37 Street Sw, Calgary

MLS® #A2149187

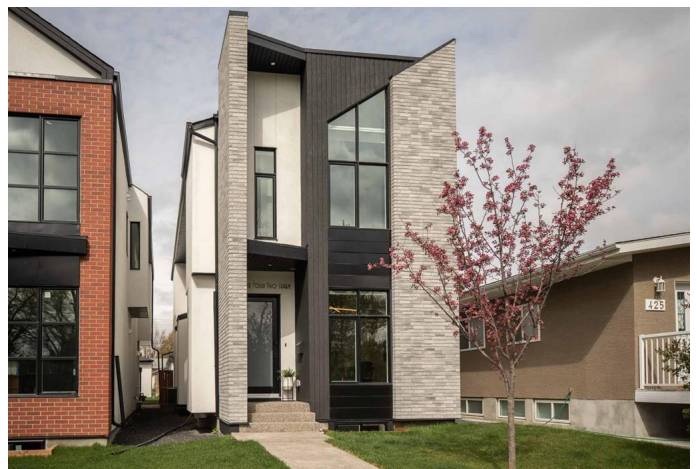
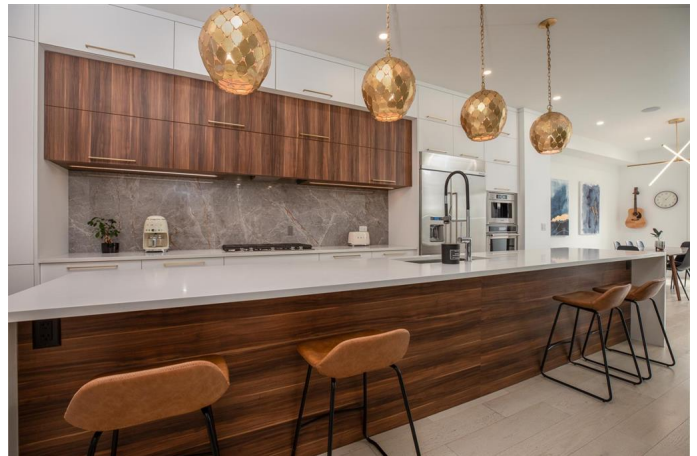
\$1,099,900

5 Bedroom, 4.00 Bathroom, 2,206 sqft

Residential on 0.09 Acres

Spruce Cliff, Calgary, Alberta

Alluring contemporary home, bought pre-construction & upgraded to the nines, situated on an extra deep 25â€™™x160â€™™ lot in Spruce Cliff! This 3+2 bedroom home ticks all the boxes offering over 2,200 sq ft of living space above grade plus 811 sq ft of basement development. The main floor presents large plank engineered hardwood floors, 10â€™™ ceilings & is illuminated with recessed lighting & chic light fixtures, showcasing a front dining area with ample space to seat 8 guests which flows into the awe-inspiring kitchen finished with quartz counter tops, a huge 16â€™™ quartz waterfall island with walnut accent panelling with handmade gold foil pendant lighting overhead, 30â€™™ long custom floor to ceiling cabinets, custom walnut wine cabinet & stainless steel appliance package. The living room with Montigo fireplace & maple built-ins is also open to the kitchen, adding the finishing touches to a perfect entertaining space. A 2 piece powder room & mudroom with custom walnut built-ins & space-saving barn door complete the main level. A staircase with floor to ceiling glass accent wall leads to the second level with hardwood floors, 3 bedrooms (all with walk-in closets) & laundry room. The spacious primary retreat boasts a custom stained LED backlit feature wall, large walk-in closet with built-ins & luxurious 5 piece ensuite with heated floors, slabs of Carrara marble, dual sinks, tranquil freestanding soaker tub & separate shower. Basement development includes a large family/media room complete



with floor to ceiling built-in with media ports for an 85" TV & wet bar. Finishing the basement development are 2 bedrooms (one with a walk-in closet, the other with double closets), a 4 piece bath & plenty of storage. Further highlights include 8" doors throughout, custom floating cabinets in all bathrooms, Ecobee 2 thermostat & upgraded LED pot lights. Outside, enjoy the beautifully landscaped gardens & sunny west back yard with patio & access to the heated triple detached tandem garage with extra R40 attic insulation & pot lights (part of which is currently used as a gym). Also enjoy the unbeatable location, close to golf, shopping, schools, public transit & an easy commute to downtown via Bow Trail.

Built in 2019

Essential Information

MLS® #	A2149187
Price	\$1,099,900
Sold Price	\$1,072,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,206
Acres	0.09
Year Built	2019
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	1, 427 37 Street Sw
Subdivision	Spruce Cliff
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T3C 1R7

Amenities

Parking Spaces	3
Parking	Heated Garage, Insulated, Tandem, Triple Garage Detached

Interior

Interior Features	Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Recessed Lighting, Soaking Tub, Walk-In Closet(s), Wet Bar, Wired for Sound
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Oven-Built-In, Refrigerator, Washer, Wine Refrigerator
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 15th, 2024
Date Sold	August 15th, 2024
Days on Market	31
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Central)
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