



GRASSROOTS
REALTY GROUP

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**7204, 14 Hemlock Crescent SW
Calgary, Alberta**

MLS # A2305964



\$559,900

Division:	Spruce Cliff		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,362 sq.ft.	Age:	2004 (22 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Many Trees, No Neighbours Behind, On Golf		

Heating:	In Floor	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 857
Basement:	-	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	M-C2 d129
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Recreation Facilities, Storage, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to Copperwood II—where refined living meets an exceptional natural setting. This immaculate, fully updated 1,362 sq. ft. residence offers a rare opportunity to enjoy style, comfort, and a truly unmatched location backing directly onto the tranquil Shaganappi Golf Course. What truly sets this home apart is its thoughtfully designed layout with no wasted space, allowing every square foot to be both functional and elegant. Expansive windows showcase beautiful, private views while filling the home with natural light, enhanced by 9-foot ceilings, Hunter Douglas window coverings, and fresh, modern paint throughout. The interior has been tastefully upgraded to reflect both quality and sophistication. Highlights include new luxury vinyl plank flooring (2022), a refaced fireplace, and custom California Closets. A dedicated office space features built-in cabinetry, ideal for today’s work-from-home lifestyle. The kitchen is both stylish and practical, offering light granite countertops, a newer backsplash, and stainless steel appliances—all updated within the past five years. Both bathrooms have been refreshed with matching contemporary plumbing fixtures for a cohesive finish. Comfort is prioritized year-round with in-floor heating, a powerful 2-ton A/C unit, and a convenient BBQ gas line for outdoor enjoyment. The home also includes an oversized titled underground parking stall in an ideal location near the elevator, along with a generous 4' x 10' private storage unit. Copperwood II is a well-managed, financially strong, and exceptionally quiet complex known for its quality of living. Residents enjoy a full range of amenities, including secure bike storage, a car wash bay, a fully equipped fitness centre, a woodshop, and a guest suite. Condo fees remain very reasonable, supported by a proactive and reliable board. The location is truly second to

—offering the peace and privacy of a golf course setting while being just minutes from downtown, grocery stores, the LRT, major roadways, and an extensive network of walking and biking paths. In the winter months, step outside to enjoy cross-country skiing or snowshoeing right from your doorstep.