



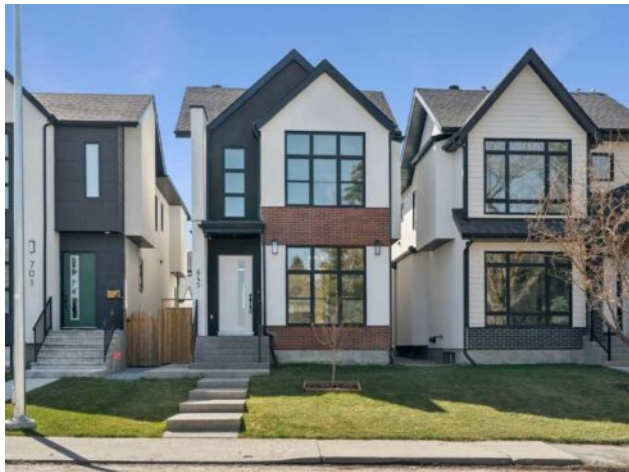
GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

645 36 Street SW
Calgary, Alberta

MLS # A2307984



\$1,250,000

Division:	Spruce Cliff		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,115 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Separate Entrance, Soaking Tub, Stone Counters, Storage, Vaulted Ceiling(s)

Inclusions: N/A

Welcome to this exceptional newly built two-storey residence in the desirable community of Spruce Cliff, where thoughtful design and elevated finishes come together to create a truly refined living experience. Boasting over three levels of beautifully developed space, this home offers 4 bedrooms and 5 bathrooms, including three spacious bedrooms upstairs—each thoughtfully designed for comfort and privacy. Two of the upper bedrooms feature their own private ensuites, while the stunning primary retreat is a true showpiece, complete with a spa-inspired ensuite showcasing a dual vanity, a gorgeous freestanding soaker tub, and a generous walk-in closet. The main floor is designed for both everyday living and upscale entertaining, featuring an open-concept layout enhanced by luxury finishes and designer light fixtures throughout. The chef-inspired kitchen is anchored by a large statement island, complemented by a wall oven, abundant cabinetry, and custom built-in features that blend style with function. The inviting living room is centered around a striking gas fireplace, framed by elegant tilework that adds warmth and sophistication to the space. Downstairs, the fully developed basement expands your living and entertaining options with a spacious recreation room, complete with a full wet bar, wine fridge, and built-in media features—perfect for hosting or relaxing in style. An additional bedroom and bathroom provide ideal accommodations for guests or extended family. Step outside to your private, fully fenced backyard, where a well-appointed deck creates the perfect setting for outdoor gatherings. A detached double car garage adds convenience and completes this exceptional property. Ideally located close to downtown, golf courses, parks, and amenities, this home offers the perfect blend of luxury, comfort, and inner-city convenience.