



7305, 14 Hemlock Crescent SW
Calgary, Alberta

MLS # A2312216



\$615,000

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|------------------|------------------------------------|---------------|-------------------|
| Division: | Spruce Cliff | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 1,454 sq.ft. | Age: | 2004 (22 yrs old) |
| Beds: | 3 | Baths: | 2 |
| Garage: | Titled, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|---------------------------|-------------------|----------|
| Heating: | In Floor | Water: | - |
| Floors: | Hardwood, Tile | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 938 |
| Basement: | - | LLD: | - |
| Exterior: | Brick, Stucco, Wood Frame | Zoning: | MC2-d129 |
| Foundation: | - | Utilities: | - |

Features: Breakfast Bar, Ceiling Fan(s), French Door, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Vinyl Windows, Walk-In Closet(s)

Inclusions: N/A

WELCOME to Copperwood in the Heart of Desirable Spruce Cliff — where Luxury, Lifestyle, and Location come together beautifully • This Rare 3-Bedroom Residence offers an Exceptional Opportunity to own one of the most Sought-After Layouts in the complex, featuring High Ceilings, an Expansive Open-Concept design, and an Abundance of Natural Light throughout • The Warm and Elegant Living/Dining Area creates an Inviting Atmosphere perfect for both Relaxing and Entertaining, while Oversized Windows frame Spectacular Panoramic Views of the Downtown Skyline and the Lush Greens of Shaganappi Point Golf Course • Enjoy the Scenery Year-Round from not one, but TWO Private Balconies • The Thoughtfully Designed Kitchen showcases Granite Countertops, Stainless Steel Appliances, Full-Height Cabinetry, and a Convenient Breakfast Bar ideal for casual dining or hosting guests • Retreat to the Spacious Primary Suite featuring its Own Private Balcony and a Luxurious 4-Piece Ensuite complete with a Relaxing Corner Soaker Tub • Two Additional Sizeable Bedrooms provide Flexibility for Family, Guests, or a Home Office setup • Additional Features include Titled Underground Heated Parking, an Assigned Storage Area, and access to the Outstanding Copperwood Amenities including a Fitness Centre/Gym Facility, Guest Suite, Party/Event Room, Recreation Area, Bike Storage, Car Wash, and a Craft/Workshop Space in the Parkade Level • Perfectly Situated just Minutes To Downtown and Close To Shopping, Restaurants/Cafes, Parks, Schools, Public Transit, the C-Train, Bow Trail Access, Walking/Biking Trails, and Shaganappi Point Golf Course. This is Urban Living Surrounded By Nature at its finest. ** Schedule your Private Showing Today. **