



GRASSROOTS
REALTY GROUP

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640 37 Street SW
Calgary, Alberta

MLS # A2321656



\$1,299,000

Division:	Wildwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,128 sq.ft.	Age:	2025 (1 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Private		

Heating:	In Floor Roughed-In, Fireplace(s), Forced Air, Radiant	Water:	-
Floors:	Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Concrete, Stucco, Wood Frame	Zoning:	H-GO
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, Kitchen Island, Wired for Data, Wired for Sound		

Inclusions: N/A

This impressive brand-new, two-story home in the sought after family friendly neighborhood of Spruce Cliff. The pristine design entails modern finishings, exquisite attention to detail, and contemporary final touches. This main floor includes oversized windows that brightens the foyer, living room, formal open dining room, high-end kitchen, mudroom & natural light from front to back. The kitchen has designer finishes, quartz countertop that can seat 6 individuals, upgraded stainless steel appliances such as a gas cooktop, convection wall oven and microwave. The second floor invites you to explore three bedrooms, a full-size upper floor laundry room, five-piece ensuite, a four-piece bath, a lavish & relaxing master retreat w/custom walk in closet and magnificent ensuite with a large soaker tub, double vanity & custom shower. The lower level includes a well laid out family room, a full three-piece bath, rec room and 4th bedroom. This home is located mere minutes from downtown Calgary, Westbrook Mall, the shops in Marda Loop, gyms, boutique fitness facilities, schools, grocery stores & any other amenities that complete the perfect inner-city lifestyle.