



**132, 99 Spruce Place SW
Calgary, Alberta**

MLS # A2323980



\$510,000

Division:	Spruce Cliff		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,412 sq.ft.	Age:	2007 (19 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Treed		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 1,163
Basement:	Partial	LLD:	-
Exterior:	Concrete	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Recreation Facilities		

Inclusions: None

Welcome to this executive air-conditioned 1412 sqft, 2-storey end-unit town home with an oversized double attached garage. Bright and spacious with full-length windows, this open-concept home is filled with natural light from its sunny south-facing exposure. The gourmet kitchen features granite countertops, stainless steel appliances, and a centre island, seamlessly connecting to the generous dining area and inviting great room with a cozy gas fireplace. Step out to your private outdoor space - perfect for morning coffee or evening unwinding. The main level also offers a convenient 2-piece powder room and in-suite laundry. Upstairs are two spacious bedrooms, each with its own private ensuite, creating a highly desirable dual primary layout. The primary suite includes a 4-piece ensuite with soaker tub, separate shower, and his-and-her closets, while the second bedroom offers a 3-piece ensuite and access to its own private terrace overlooking the courtyard. The lower level provides a storage room and direct access to the private oversized double attached garage, ideally positioned in a secure parkade. Residents of Ovation enjoy premium amenities including an indoor pool, hot tub, fitness centre, games and meeting rooms, 24/7 security, property management onsite and convenient access to Westbrook LRT - just minutes to downtown. This exceptional home combines comfort, style, and convenience in one of Calgary's most desirable locations.