



GRASSROOTS
REALTY GROUP

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4208, 24 Hemlock Crescent SW
Calgary, Alberta

MLS # A2326839



\$419,900

Division:	Spruce Cliff		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,116 sq.ft.	Age:	2002 (24 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 803
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, 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, Vinyl Windows		
Inclusions:	TV's with wall mounts		

Bright, open, and filled with natural light, this beautiful corner end unit features walls of windows on two sides and a spacious floor plan you'll appreciate from the moment you walk in. A generous foyer welcomes you into this well-appointed two-bedroom, two-bathroom home. The kitchen has been thoughtfully updated and is a dream for anyone who loves to cook or entertain. It features gorgeous granite countertops, a stylish backsplash, "touch" Delta faucet, Bosch dishwasher, newer microwave-rangehood, under-cabinet lighting, a walk-in pantry, plenty of cabinet and counter space, and a large breakfast bar that's perfect for casual meals or gathering with family and friends. The newer high-end Blomberg induction range is a standout feature, offering fast, precise cooking and modern energy efficiency. Beautiful hardwood floors run throughout the main living areas, complemented by updated lighting, a newer stacking washer/dryer, and two air conditioning units to keep you comfortable during the summer months. The living room is warm and inviting, centred around a cozy fireplace and complemented by a custom built-in entertainment unit with a dry bar, making it the perfect space to relax or entertain. The primary bedroom is a comfortable retreat with a large walk-in closet featuring custom built-in organizers and a lovely ensuite with granite countertops, Kohler sinks, and Kohler faucets. The second bedroom is equally versatile, offering a built-in desk that's ideal for working from home, along with its own ensuite bathroom finished with the same quality granite countertops and Kohler fixtures. One of the many features that sets this home apart is the access to the private balcony from both the living room and the primary bedroom, creating the perfect spot to enjoy your morning coffee or unwind at the end of the day. The location within the building is excellent, just a short walk to

the fitness room, party room, workshop, and craft room. Your titled parking stall is conveniently located close to the unit and right beside the car wash. Copperwood is a highly sought-after complex in an outstanding location next to Shaganappi Golf Course and just minutes from Edworthy Park, shopping, public transit, and downtown Calgary. This beautifully maintained home combines quality updates, exceptional amenities, and an unbeatable location, making it a wonderful place to call home.