



**GRASSROOTS**  
REALTY GROUP

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3, 3355 Spruce Drive SW  
Calgary, Alberta

MLS # A2333483

**\$789,900**

|                  |                        |               |                  |
|------------------|------------------------|---------------|------------------|
| <b>Division:</b> | Spruce Cliff           |               |                  |
| <b>Type:</b>     | Residential/Four Plex  |               |                  |
| <b>Style:</b>    | 3 (or more) Storey     |               |                  |
| <b>Size:</b>     | 1,935 sq.ft.           | <b>Age:</b>   | 2019 (7 yrs old) |
| <b>Beds:</b>     | 3                      | <b>Baths:</b> | 3 full / 1 half  |
| <b>Garage:</b>   | Single Garage Attached |               |                  |
| <b>Lot Size:</b> | -                      |               |                  |
| <b>Lot Feat:</b> | Back Yard, Landscaped  |               |                  |

|                    |                                                                                                                                                                                                                                             |                   |          |
|--------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|----------|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                                                                                                                                                                                     | <b>Water:</b>     | -        |
| <b>Floors:</b>     | Carpet, Tile, Vinyl Plank                                                                                                                                                                                                                   | <b>Sewer:</b>     | -        |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                                                                                                                             | <b>Condo Fee:</b> | \$ 301   |
| <b>Basement:</b>   | None                                                                                                                                                                                                                                        | <b>LLD:</b>       | -        |
| <b>Exterior:</b>   | Stucco, Wood Frame, Wood Siding                                                                                                                                                                                                             | <b>Zoning:</b>    | M-CG d75 |
| <b>Foundation:</b> | Poured Concrete                                                                                                                                                                                                                             | <b>Utilities:</b> | -        |
| <b>Features:</b>   | Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Separate Entrance, Skylight(s), Walk-In Closet(s) |                   |          |
| <b>Inclusions:</b> | N/A                                                                                                                                                                                                                                         |                   |          |

PREMIER PARK-FRONT LOCATION | IMPECCABLE LUXURY FINISHES | EXECUTIVE TOWNHOME &mdash; Set directly across from beautiful Spruce Park, this stunning 3-bedroom, 3.5-bathroom residence presents an extraordinary opportunity to enjoy elevated living in one of Spruce Cliff's most coveted locations. Thoughtfully designed with exceptional craftsmanship and upscale appointments throughout, every detail has been carefully curated to deliver style, comfort, and lasting quality. Set along the edge of Shaganappi Point Golf Course and only a couple of blocks from Bow Trail SW, this prime location offers exceptional access to the Westbrook C-Train Station, downtown Calgary, coffee shops, grocery stores, and the picturesque Bow River Pathway, placing everyday amenities and recreation just moments from your doorstep. Offering an exceptional combination of thoughtful design, upscale finishes, and an unbeatable location in one of Calgary's most connected communities. Thoughtfully crafted for elevated everyday living, the home is bathed in natural light pouring through oversized windows and a dramatic skylight, highlighting the soaring 9-foot ceilings and creating a bright, sophisticated atmosphere throughout. Rich vinyl plank flooring, custom tile work, and a beautifully appointed powder room add elegance and style to the open-concept main level. At the heart of the home, the chef-inspired kitchen showcases premium finishes and seamlessly overlooks the spacious living room and inviting dining area, which is tucked into a charming window-lined nook that creates an intimate yet airy setting for everyday dining and entertaining. Just off the main living space, step onto your private balcony overlooking Spruce Park, the perfect place to enjoy your morning coffee or unwind with peaceful views at the end of the day. The upper level features

two generously sized bedrooms, each complete with its own private ensuite, including a luxurious primary retreat with a large walk-in closet, a stunning 4-piece ensuite with dual vanities, and its own private balcony overlooking the park. Laundry is conveniently located on this level for effortless everyday living. The entry level offers exceptional versatility with a private third bedroom or home office complete with its own ensuite, creating the perfect space for guests, working from home, a personal fitness studio, or multi-generational living. Outside, you'll also appreciate the private backyard, perfect for summer barbecues or relaxing in your own secluded outdoor retreat, while the oversized single attached garage provides generous storage space. This impressive townhouse is further enhanced with today's most desirable smart home technology, including automated lighting, smart door locks, and a smart thermostat, allowing you to enjoy seamless control and convenience at the touch of a button. Treat yourself with this upscale residence and enjoy a lifestyle only few experience. Book your private viewing today!