



GRASSROOTS
REALTY GROUP

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3508 Spruce Drive SW
Calgary, Alberta

MLS # A2335404



\$2,888,000

Division:	Spruce Cliff		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,593 sq.ft.	Age:	1959 (67 yrs old)
Beds:	4	Baths:	4 full / 2 half
Garage:	Double Garage Attached, Heated Garage, In Garage Electric Vehicle Charging		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Brush, Front Yard, Fruit Trees/Sh		

Heating:	Central, Fireplace(s), Solar	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank, Wood	Sewer:	-
Roof:	Asphalt, Flat	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Concrete, Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Dry Bar, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Recreation Facilities, See Remarks, Skylight(s), Smart Home, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound		
Inclusions:	Solar Panels		

There are homes that impress, and there are homes that leave an indelible impression. Poised atop one of Calgary's most coveted ridge lots, this extraordinary contemporary residence is a rare sanctuary where architecture, nature, and city life converge in breathtaking harmony. Defining uninterrupted views of the Bow River valley and downtown skyline, the setting is nothing short of remarkable. Morning light dances across the river, golden sunsets illuminate the city, and every season reveals a new masterpiece beyond walls of glass. Minutes from downtown, yet worlds away in serenity, this is true escape without compromise. Encompassing over 5,300 square feet, bold contemporary design is softened by rich textures and warm finishes, creating interiors that are sophisticated yet deeply inviting. Expansive open-concept spaces are designed for connection, celebration, and effortless everyday living. At the heart of the home, an extraordinary kitchen centered around an 18-foot quartz island becomes the natural gathering place for family and friends. Here, culinary creativity and meaningful conversation unfold effortlessly, from quiet mornings to lively celebrations. Flowing into the dining and living spaces, it sets the stage for unforgettable meals and lasting memories. The living room, anchored by a striking fireplace and framed by dramatic walls of glass, offers warmth, elegance, and an extraordinary backdrop for both intimate evenings and grand entertaining. A bright, generously proportioned executive office provides an inspiring setting for focused work and creative pursuits. The primary retreat is a sanctuary unto itself, featuring a private fireplace, breathtaking river valley and skyline views, and direct access to a spectacular three-season rooftop terrace. A spa-inspired ensuite with steam shower, expansive dressing room, and private laundry

elevate everyday living into effortless indulgence. Each additional oversized bedroom features its own beautifully appointed ensuite, ensuring exceptional comfort and privacy. The bright walkout level offers a private escape with generous recreation space, a sophisticated kitchenette, and abundant natural light. A substantial gym provides an inspiring wellness retreat, with the flexibility to create an exceptional golf simulator for year-round recreation. Sun-soaked outdoor spaces extend the living experience into one of Calgary's most extraordinary natural settings, complemented by maintenance-free landscaping. Extensive solar panels, EV charging stations, and an integrated smart home system controlling lighting, security, Hunter Douglas blinds, electric awnings, and outdoor living spaces bring together sustainability, innovation, and effortless luxury. This is more than a remarkable residence. It is a place where traditions begin, celebrations unfold, and every sunrise and sunset becomes part of the story. For those who seek the exceptional, this truly is one of one.