



GRASSROOTS
REALTY GROUP

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405, 6 Hemlock Crescent SW
Calgary, Alberta

MLS # A2345276



\$525,000

Division:	Spruce Cliff		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Penthouse		
Size:	1,299 sq.ft.	Age:	2007 (19 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Radiant	Water:	-
Floors:	Carpet, Slate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 832
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-C2 d142
Foundation:	-	Utilities:	-

Features: Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Soaking Tub, Storage, Walk-In Closet(s)

Inclusions: 4 kitchen bar stools, plastic storage bins on deck, storage container for laundry

****OPEN HOUSE SUNDAY OCTOBER 4 12:00-2:00PM**** Welcome to this beautiful 2-bedroom 2 bath Penthouse suite overlooking the Douglas Fir Trail in Copperwood 3, in Spruce Cliff. Featuring sweeping views to the west and northwest, this nearly 1,300 sqft condo (1,299 sqft) offers refined living in a quiet and beautiful complex. Freshly painted through-out, this condo has 10-foot ceilings and a spacious open floor plan. The kitchen is open to the main living area and features maple cabinetry, stainless appliances, a gas stove, granite counters, and a large walk-in pantry. A generous breakfast bar on the kitchen island ensures ample seating. The dining and living rooms are adjacent and offer access to the west and northwest facing balconies with stunning panoramic views of green space, and unencumbered city views. The large seating area on the main balcony has a BBQ/Fire Table gas line for evening patio enjoyment. Another balcony on the west side of the unit serves as a convenient storage area for outdoor furniture. Back inside, enjoy the gas fireplace in the living room and a large dining area. The master suite has direct access to the main balcony, an oversized walk-in closet, and a beautiful ensuite featuring a soaking tub and separate shower. A second bedroom with a Murphy bed easily functions as an office or could be used as an exercise space. A full bath with attached laundry room completes the space and a large front entry with two closets ensures adequate in-unit storage. Flooded with light and spectacular views, this is a prime opportunity to own a coveted, quiet location in a well managed complex. This unit has air conditioning, comes with heated underground titled parking located immediately adjacent to the elevator, and a storage locker. Copperwood features numerous amenities including a bicycle rack and car wash bay in the

building. A gym, crafts room, and a games room are located in the amenities building for the complex. Located in the scenic and mature community of Spruce Cliff, 10 minutes to downtown, Copperwood offers an unparalleled location nestled right next to the Shaganappi golf course and close to Edworthy Park and city-wide Bow River pathways. The local community association features sports fields, playgrounds, tennis, and the Calgary Lawn Bowling Club. Walking distance to shopping, LRT, and transit offer convenience and a comfortable lifestyle.