



GRASSROOTS
REALTY GROUP

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**8202, 14 Hemlock Crescent SW
Calgary, Alberta**

MLS # A2347372



\$700,000

Division:	Spruce Cliff		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,445 sq.ft.	Age:	2014 (12 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Carpet, Slate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 920
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-C2 d129
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Crown Molding, Double Vanity, Elevator, French Door, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Recreation Facilities, Soaking Tub, Stone Counters, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Timeless elegance meets thoughtful modern updates in this beautifully appointed 2-bedroom, 2-bathroom residence in the "Copperwood 2". Offering generous proportions, an abundance of natural light and a refined collection of improvements, this exceptional home represents both style and a deluxe comfort. The inviting main living space is anchored by a striking kitchen fit for entertaining royalty! And the beautifully updated surround opens seamlessly between the dining area, living room and alluring fireplace. Luxurious natural slate flooring flows throughout, complemented by the comfort of radiant in-floor heating and an added a gypsum concrete layer to reduce sound transfer between floors above and below. Expansive windows frame the mature surroundings that provide privacy and peace while filling the home with natural light. The kitchen has been thoughtfully refreshed with updated cabinetry and workspace, a sophisticated Dolomite countertop, new sink and touch faucet, and an attractive new backsplash offering a beautiful contrast to the granite countertop. Throughout the home, numerous pot lights replace dated track lighting, while elegant crystal mini-chandeliers add a distinctive touch of glamour. The master bathroom has a beautiful new vanity, vessel sinks, plumbing fixtures and bathtub tile to match the fireplace, kitchen backsplash and island counter. Fresh paint throughout completes the polished presentation, creating a home that feels cohesive, sophisticated and exceptionally well cared for. The covered private balcony extends the living space outdoors where the occasional "FORE!" brings a homey character and a humorous reminder that you're not the only struggling golfer! Underground titled (2) parking, an assigned storage locker, bike storage, craft room, social room, gym, car wash bay and guest suite add convenience not typical of a

standard apartment. Set within the sought-after community of Spruce Cliff, and backing onto the Shaganappi Golf Course, Copperwood 2 offers an enviable lifestyle close to pathways, shopping, transit, downtown Calgary and of course, golf! This is a rare opportunity to acquire a spacious, extensively refreshed residence where the quality of the updates is evident throughout. A sophisticated home with enduring style, exceptional comfort and a level of thoughtful investment rarely found in condominium living!