



780-978-7122  
sukhu@grassrootsrealtygroup.ca

640 37 Street SW  
Calgary, Alberta

MLS # A2271330



**\$1,350,000**

|           |                                                                  |        |                  |
|-----------|------------------------------------------------------------------|--------|------------------|
| Division: | Wildwood                                                         |        |                  |
| Type:     | Residential/House                                                |        |                  |
| Style:    | 2 Storey                                                         |        |                  |
| Size:     | 2,128 sq.ft.                                                     | Age:   | 2025 (1 yrs old) |
| Beds:     | 4                                                                | Baths: | 3 full / 1 half  |
| Garage:   | Double Garage Detached                                           |        |                  |
| Lot Size: | 0.07 Acre                                                        |        |                  |
| Lot Feat: | Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Private |        |                  |

|             |                                                                         |            |      |
|-------------|-------------------------------------------------------------------------|------------|------|
| Heating:    | In Floor Roughed-In, Fireplace(s), Forced Air, Radiant                  | Water:     | -    |
| Floors:     | Hardwood, Tile, Vinyl Plank                                             | Sewer:     | -    |
| Roof:       | Asphalt Shingle                                                         | Condo Fee: | -    |
| Basement:   | Full                                                                    | LLD:       | -    |
| Exterior:   | Brick, Concrete, Stucco, Wood Frame                                     | Zoning:    | H-GO |
| Foundation: | Poured Concrete                                                         | Utilities: | -    |
| Features:   | Bar, Built-in Features, Kitchen Island, Wired for Data, Wired for Sound |            |      |

Inclusions: N/A

This impressive brand-new, two-story home in the sought after family friendly neighborhood of Spruce Cliff. The pristine design entails modern finishings, exquisite attention to detail, and contemporary final touches. This main floor includes oversized windows that brightens the foyer, living room, formal open dining room, high-end kitchen, mudroom & natural light from front to back. The kitchen has designer finishes, quartz countertop that can seat 6 individuals, upgraded stainless steel appliances such as a gas cooktop, convection wall oven and microwave. The second floor invites you to explore three bedrooms, a full-size upper floor laundry room, five-piece ensuite, a four-piece bath, a lavish & relaxing master retreat w/custom walk in closet and magnificent ensuite with a large soaker tub, double vanity & custom shower. The lower level includes a well laid out family room, a full three-piece bath, rec room and 4th bedroom. This home is located mere minutes from downtown Calgary, Westbrook Mall, the shops in Marda Loop, gyms, boutique fitness facilities, schools, grocery stores & any other amenities that complete the perfect inner-city lifestyle.