

506 36 Street SW  
Calgary, Alberta

MLS # A2212051

**\$1,499,900**

Division:	Spruce Cliff		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,470 sq.ft.	Age:	2025 (0 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Insulated		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Chandelier, Closet Organizers, Crown Molding, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Soaking Tub, Walk-In Closet(s), Wet Bar, Wired for Sound		
Inclusions:	None.		

Stunning new home built by Libra Homes located on a quiet street in the heart of Spruce Cliff on a 30'x120' lot. 3+1 bedrooms & 2470 sq ft of developed living space. The main level presents gorgeous engineered hardwood floors, 10' ceilings & detailed ceiling lighting & stylish light fixtures. A spacious living room with wall paper accents is anchored by a tiled gas fireplace & the dining area has ample space to host a family gathering or elegant dinner party. Create culinary delights in the kitchen that's tastefully finished with quartz counter tops, island/eating bar, LED lights crown moulding, fully integrated cabinetry & Jenn Air appliance package & Kitchen Aid microwave. A mudroom with seating area & plenty of storage & a 2 piece powder room complete the main level. A beautiful open riser staircase with glass railing lead to the second level with 10' ceilings that hosts 3 bedrooms, a laundry room with sink & storage & 5 piece main bath. The primary retreat boasts a large walk-in closet with LED lighting & exquisite 5 piece ensuite with in-floor heat, dual sinks, relaxing freestanding soaker tub & rejuvenating steam shower. A fully developed basement with 9' ceiling & roughed in in-floor heat features a large family/media room & wet bar with tile surround & bar fridge & perfect for game or movie night. A gym area with built-in speakers, fourth bedroom, 3 piece bath & finished storage under the stairs are the finishing touches to the basement. Other notable features include roughed-in air conditioning plus the home is a Smart Home, which can all be run from your iPad or phone. Outside, enjoy the back deck & access to a double detached insulated garage that's roughed in for heat & EV. The location can't be beat & close to Shaganappi Point Golf Course, picturesque Edworthy Park, schools, shopping, public transit &

easy access to Bow Trail & 37th Street. Immediate possession is available!