

**506 36 Street SW**  
**Calgary, Alberta**

**MLS # A2212051**



**\$1,499,900**

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

**Heating:** In Floor, Forced Air, Natural Gas

**Floors:** Carpet, Hardwood, Tile

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Stucco, Wood Frame

**Foundation:** Poured Concrete

**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.

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-C2

**Utilities:** -

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!