

9 Spruce Bank Crescent SW
Calgary, Alberta**MLS # A2245615****\$975,000**

Division:	Spruce Cliff		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,344 sq.ft.	Age:	1956 (69 yrs old)
Beds:	4	Baths:	2
Garage:	Driveway, Oversized, Single Garage Detached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Open Floorplan		

Inclusions: Kitchen Island and Chairs

OPEN HOUSE, SAT. AUGUST 9, 12-2 PM! Welcome home to this elegantly updated bungalow, nestled in the heart of one of Calgary's most sought-after communities, Spruce Cliff. Situated on a quiet crescent on an exclusive street- rarely do homes come up here, this presents a unique opportunity! The community blends natural beauty, exceptional connectivity + vibrant local life, this well-established neighbourhood offers a lifestyle that's peaceful + convenient. The mature, tree-lined streets offer timeless character, all while being surrounded by a lively mix of local cafes, shops + amenities that infuse the community with a contemporary, connected energy. This beautiful bungalow offers the perfect blend of character, functionality + modern upgrades throughout with a freshly renovated basement for your enjoyment. Expansive windows throughout the home allow sunlight to pour in throughout the day, casting a warm, inviting glow across the living spaces and creating a natural ambiance that shifts beautifully with the seasons. This exceptionally well-maintained + beautifully updated home is a rare find, offering an impressive sense of space + comfort. From the moment you step inside, you'll feel the impressive scale and thoughtful design that set this home apart. The expansive main floor features extra-large windows, filling the living and dining spaces with natural light. The dining room offers generous proportions, creating an ideal space for hosting and gathering. The space welcomes a seamless flow into the bright, beautifully updated kitchen w/ a welcoming ambiance that enhances every occasion. Sunlight pours in through large windows as you cook, offering a cheerful atmosphere w/ a lovely view of the lush backyard, making everyday moments feel effortlessly special. Original hardwood floors span the main level

and seamlessly blends with refinished sections to preserve the home's authentic charm. The massive primary bedroom is a true retreat, complete with a sitting area and a cozy fireplace. The freshly renovated basement has been thoughtfully redesigned, offering a bright + airy living area, 2 oversized bedrooms, a full bath, spacious laundry room + large windows that make the space feel warm + welcoming. The home shines with it's incredible lot + massive south-facing backyard. An immaculately landscaped, private oasis with mature trees, lush greenery + a low-maintenance Trex deck- perfect for entertaining + relaxing in peace. Every inch of this home reflects a deep pride of ownership, w/ thoughtful updates + meticulous care evident throughout. Located steps from the Douglas Fir Trail, 10 minutes to downtown Calgary, walking distance to Spruce Cliff Elementary School. This home offers the perfect blend of privacy, nature, + convenience. Enjoy access to breathtaking river valley views, expansive green spaces, Edworthy Park + the Douglas Fir Trail + Calgary's extensive pathway system. Schedule your private tour and experience the charm and comfort of this exceptional home!