

**643 36 Street SW**  
**Calgary, Alberta**
**MLS # A2223994**

**\$1,295,000**

<b>Division:</b>	Spruce Cliff		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,104 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Double Garage Detached, Oversized		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	High Efficiency, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Separate Entrance, Soaking Tub, Stone Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound		
<b>Inclusions:</b>	N/A		

**SUBSTANTIAL PRICE REDUCTION &ndash; A RARE OPPORTUNITY AT AN INCREDIBLE NEW PRICE! \*\*Open House Wednesday Evening August 20, 2025 6-8pm\*\*** This brand new luxury single family home in vibrant Spruce Cliff delivers nearly 3,000 square feet of refined living space, and flexibility galore. Situated on an oversized 27' lot, the home blends elevated design with thoughtful features and a sun-drenched west-facing backyard. Nestled on a quiet tree-lined street just steps from the Douglas Fir Trail system, Shaganappi Golf Course and expansive green space, it offers a truly connected urban lifestyle. A front-facing dining room is bathed in natural light from a grand picture window framing mature trees. Designer lighting creates ambiance throughout the open-concept main floor, leading to a stunning chef's kitchen with full-height cabinetry, gas cooktop, stone counters, an oversized centre island with seating and extended built-in cabinetry ideal for serving and storage. The adjacent living area is anchored by a sleek linear fireplace set in full-height tile, flanked by floating wood shelves and enhanced by built-in speakers. Oversized sliding glass doors open to the west patio and fenced yard, an ideal setting for entertaining or relaxing outdoors. A chic powder room completes the main floor. Upstairs, a statement lighting feature draws you to the grand vaulted primary suite, where a warm wood-panelled wall adds dramatic elegance. West-facing windows overlook the trees, while the spa-inspired ensuite includes dual sinks, a deep soaker tub, a multi-jet rain shower, and heated floors. The massive custom walk-in closet is beautifully finished. All three bedrooms upstairs include custom walk-in closets. The second bedroom includes its own private 4-piece ensuite and walk-through closet&mdash;perfect for guests, teens, or visiting family, while the third

bedroom is served by another full bathroom just across the hall. A well-equipped laundry room with storage and a sink completes the upper level. And yes—every bedroom in this home has direct access to a bathroom! The fully finished lower level has a large living space with a built-in media area, wet bar/kitchenette, spacious bedroom with a custom closet and a designer 4-piece bath with dual sinks and a huge walk-in shower. Second laundry is also included. So the question becomes "to suite or not to suite". Additional highlights include wide plank flooring, built-in sound, a soft neutral palette, double detached garage and landscaping to be completed by the builder. Complete with extensive new home warranty in place - peace of mind is built right in!