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102, 99 Spruce Place SW  
Calgary, Alberta

MLS # A2180607



**\$489,000**

<b>Division:</b>	Spruce Cliff		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,301 sq.ft.	<b>Age:</b>	2007 (17 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Electric Gate, Garage Door Opener, Heated Garage		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Corner Lot, Low Maintenance Landscape, Street Lighting, Private		

<b>Heating:</b>	Fireplace(s), Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 1,082
<b>Basement:</b>	See Remarks, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bookcases, Built-in Features, Elevator, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Recreation Facilities, Separate Entrance, Storage, Walk-In Closet(s)

**Inclusions:** The master closet has a steamer attached to the door. The home features an alarm system (not under contract). Additionally, a TV wall mount with TV is included in the second bedroom, and the computer station is equipped with a sliding keyboard drawer.

This exceptional two-story end-unit townhome, located in the prestigious Ovation building, offers luxury living with unbeatable views of the Shaganappi Golf Course. With two bedrooms, three bathrooms, and a host of high-end features, this home is a rare find in the complex. The open-concept main floor is highlighted by full-length windows, 9-foot ceilings, and a gourmet kitchen equipped with upgraded appliances, including a gas stove. The spacious kitchen also features a centre island with a breakfast bar and granite countertops and flows seamlessly into the large dining area and great room, complete with an electric fireplace. Patio doors lead to a private patio, offering access to your own private yard (49'0" x 15'0") with scenic golf course views. The home boasts the added bonus of being the only unit in the entire complex with a private yard, making it a perfect retreat for outdoor living. The property also includes the largest tandem double-car garage and additional storage space in the building. Inside, all blinds have been upgraded to stylish Hunter blinds, further enhancing the home's aesthetic. Upstairs, you'll find the generous primary bedroom, complete with a 3-piece ensuite and walk-in closet. The second bedroom also enjoys its own private outdoor space with a massive patio overlooking the east-facing yard. A staircase going down leads to a large storage room and the double attached, secure garage. Additional features include two central air conditioning units, hot water heating, a convenient 2-piece powder room, and in-suite laundry. The unit is ideally located in a quiet section of the building, with easy access to Westbrook LRT and just minutes from downtown. The Ovation building offers residents a range of amenities, including an indoor pool, hot tub, well-equipped fitness area, meeting and games rooms, and 24/7 building security. This home

combines convenience, luxury, and privacy in one of Calgary's most desirable locations. Don't miss the opportunity to make this stunning townhome your new home.