

239 St Moritz Terrace SW  
Calgary, Alberta

MLS # A2218219



\$968,000

Division:	Springbank Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,106 sq.ft.	Age:	2005 (20 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Pie Shaped Lot, Street Lighting, Views		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Hardwood, Tile	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Sewer
Features:	Breakfast Bar, Closet Organizers, French Door, Granite Counters, No Smoking Home, Pantry, Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound		
Inclusions:	N/A		

Open House 1-4PM, Saturday & Sunday May 10th & 11th. Well-Maintained Walkout Home with Stunning Views in Springbank Hill! Welcome to this beautifully cared-for 2-storey home in the highly sought-after community of Springbank Hill. Boasting over 2,850 sq. ft. of thoughtfully designed living space, including a fully finished walkout basement, this home offers exceptional comfort and style. Enjoy a sun-soaked, south-facing backyard with expansive views and professionally landscaped Rundle stone tiers. Step into a grand open-to-above foyer that sets the tone for the spacious main floor, which features 9' ceilings, abundant natural light, and a cozy gas fireplace. The gourmet kitchen is a chef's dream, complete with granite countertops, brand new LG stainless steel appliances, rich cabinetry, and a bright breakfast nook. Step outside to the 26' x 11' vinyl-decked balcony, ideal for relaxing and taking in the view. Upstairs, you'll find a spacious study area open to below, along with a large laundry room featuring a laundry sink and plenty of storage. The primary suite offers a 5-piece ensuite, walk-in closet, and its own incredible view. The walkout basement is Cape Cod-inspired, featuring reclaimed lumber finishes, a stone fireplace mantle, and a large entertainment bar perfect for gatherings. It's also wired for your home theatre setup. This is a rare opportunity to own a thoughtfully upgraded home in a premier location. Click the Virtual Tours for more details!