

**83 Spring Willow Close SW  
Calgary, Alberta**
**MLS # A2199758**


# \$718,000

<b>Division:</b>	Springbank Hill		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,721 sq.ft.	<b>Age:</b>	2021 (4 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Insulated, Oversized, Parking Pad, Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, Backs on to Park/Green Space		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 265
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding, Vinyl Siding	<b>Zoning:</b>	R-2M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Kitchen Island, No Smoking Home, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** Tv Brackets

QUIET, WARM, BRIGHT, INVITING this is a space you will long for at the end of your busy day. This end unit townhome with an abundance of windows and a south/southwest exposure offers 1721 sq ft of living space over three levels, is just two years young and... SHOWS LIKE NEW! The highlights are endless&hellip; 9&rsquo; ceilings on the main, a designer lighting package, quartz counters throughout, automated blinds on the main, Central A/C, a 100 sq ft composite deck off the main, an aggregate patio at the entrance, an oversized garage for additional storage, a parking pad for your guests &ndash; FANTASTIC! The Wildflower, a Homes by Avi development at Spring Willow &ndash; WONDERFUL! This is a growing community, in an ideal location on Calgary&rsquo;s Westside, a short walk to Aspen Landing, great schools, both private & public, access west to the mountains and multiple routes to downtown, it all feels so close. On arrival you will love the lower level development&hellip; a Guest bedroom/Den/Home office/Fitness space&hellip; make it what you want to suit your needs. Leading to the main level you will find a broad, open space&hellip; BATHED IN THE WARMTH OF THE SUN. This being an end unit with an abundance of windows offering a south/southwest exposure it glows &ndash; INVITING! The living room easily accommodates a large sectional, the kitchen features a waterfall quartz island/breakfast bar, with gorgeous pendants above and all of this open to your dining space, leading to the composite balcony/deck. Upstairs, the primary suite enjoys the same WARM & BRIGHT southwest exposure, a full en suite and walk-in closet. There are two additional beds up, a full bath and laundry. This home has been maintained like new and is available for a quick possession, should you choose.