



THE
A-TEAM

**RE/MAX
FIRST**

8 SPRING WILLOW Place, Calgary T3H 5Z3

MLS®#: **A2131318**

Area: **Springbank Hill**

Listing Date: **05/14/24**

List Price: **\$1,588,888**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2005**
Lot Information
Lot Sz Ar: **10,064 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **3,312**
Low Sqft:
Ttl Sqft: **3,312**

DOM

47
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking
Ttl Park: **6**
Garage Sz: **3**

Access:

Lot Feat: **Backs on to Park/Green Space, Many Trees, Private, Rectangular Lot**
Park Feat: **Aggregate, Garage Faces Side, Insulated, Oversized, Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Central, In Floor, Forced Air**
Sewer:
Ext Feat: **Other**

Construction: **Stone, Stucco, Wood Frame**
Flooring: **Carpet, Ceramic Tile, Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Garage Control(s), Gas Cooktop, Oven-Built-In, Range Hood, Refrigerator, Washer/Dryer, Water Softener**
Int Feat: **High Ceilings**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	4`10" x 4`11"	Breakfast Nook	Main	10`0" x 13`11"
Dining Room	Main	12`0" x 14`11"	Kitchen	Main	20`0" x 13`7"
Living Room	Main	19`1" x 15`4"	Mud Room	Main	13`10" x 8`0"
Office	Main	10`8" x 14`9"	Pantry	Main	4`0" x 11`7"
4pc Bathroom	Upper	4`11" x 10`10"	5pc Ensuite bath	Upper	15`11" x 9`10"
Bedroom	Upper	10`8" x 15`0"	Bedroom	Upper	12`7" x 15`0"
Den	Upper	7`11" x 10`4"	Family Room	Upper	19`3" x 16`10"
Laundry	Upper	8`11" x 8`1"	Bedroom - Primary	Upper	18`5" x 15`10"
3pc Bathroom	Basement	8`5" x 5`11"	Other	Basement	2`4" x 3`7"
Other	Basement	4`11" x 15`6"	Bedroom	Basement	9`6" x 15`2"
Game Room	Basement	29`1" x 29`8"	Storage	Basement	11`2" x 13`7"

Furnace/Utility Room

Basement

19`1" x 12`10"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

Zoning:

DC (pre 1P2007)

0512955

Remarks

Pub Rmks:

This home is a true gem, blending the tranquility of country living with the convenience of city amenities. Ideal location, nestled in a quiet cul-de-sac backing onto a small urban forest, close to all the essentials like shopping, recreation, and top-notch schools. The interior boasts a spacious 3300+ sq ft, thoughtfully designed layout, with a home office, formal dining room, living room, a centerpiece double-sided fireplace and soaring vaulted ceilings create a dramatic yet cozy atmosphere. Your dream kitchen begins with high-end features such as full height Maple cabinets and doors, oversized island, granite countertops, and backsplash, a stainless steel appliance package includes a 36" 6 burner gas cooktop, range hood, built-in oven and microwave. Three bedrooms upstairs, one 4 pc bath plus an impressive 5 pc ensuite in your primary bedroom retreat. A family room and a den is perfect for extra study or spaces for entertaining or relaxation. Convenient laundry room completes this level. The fully finished basement consists of an additional bedroom and 3 pc bath, wet bar, and recreation room, plenty of space for everyone to spread out and enjoy. Stepping outside to your private fenced backyard, manicured landscaping and mature trees provide a serene backdrop for outdoor activities, whether it's relaxing on the upper deck or gathering on the lower patio. And with a super-sized triple garage, ample storage and workspace, this home truly has it all.

Inclusions:

None

Property Listed By:

eXp Realty

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











