



THE
A-TEAM

**RE/MAX
FIRST**

83 SPRING WILLOW Close, Calgary T3H 6E8

MLS®#: **A2154240** Area: **Springbank Hill** Listing Date: **08/09/24** List Price: **\$749,000**
 Status: **Active** County: **Calgary** Change: **-\$26k, 30-Aug** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2021**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,726**
 Low Sqft:
 Ttl Sqft: **1,726**

DOM

40
Layout
 Beds: **4 (4)**
 Baths: **2.5 (2 1)**
 Style: **3 Storey**

Parking

Ttl Park: **2**
 Garage Sz: **1**

Access:

Lot Feat: **Cul-De-Sac,Landscaped**
 Park Feat: **Driveway,Single Garage Attached**

Utilities and Features

Roof: **Asphalt**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Balcony,Courtyard**

Construction: **Brick,Wood Frame**
 Flooring: **Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Garburator,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Built-in Features,Chandelier,High Ceilings,Kitchen Island,Open Floorplan,Quartz Counters,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Second	15`11" x 15`6"	Kitchen	Second	13`8" x 13`2"
Dining Room	Second	8`6" x 9`7"	Bedroom - Primary	Third	11`2" x 11`7"
Bedroom	Third	11`10" x 10`0"	Bedroom	Third	8`11" x 7`10"
3pc Ensuite bath	Third		4pc Bathroom	Third	
Bedroom	Main	9`11" x 10`6"	2pc Bathroom	Second	
Foyer	Main	10`4" x 4`4"			

Legal/Tax/Financial

Condo Fee:
\$259

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R-2M

Legal Desc: **2211755**

Remarks

Pub Rmks: **Nestled in the prestigious community of Springbank Hill, the Wildflower complex by Homes by Avi represents the pinnacle of luxury townhome living. This exceptional 4-bedroom, 2.5-bathroom END-UNIT townhome is a true sanctuary of elegance and style, boasting a wealth of high-end upgrades and gorgeous interior design. Step inside and be captivated by the seamless blend of modern design and timeless sophistication. The expansive open-concept living area is bathed in natural light with additional windows and is anchored by a sleek fireplace in the living room that invites warmth and relaxation. The sleek dining area provides the perfect setting for intimate dinners or gatherings with an adjacent south facing balcony extending your entertaining space. The heart of the home kitchen is adorned with a stunning waterfall quartz-wrapped island, stainless steel appliances and sophisticated matte-black hardware, accentuated by Crate & Barrel pendants. Automated Levolor custom blinds enhance the ambiance on this level, creating a space that is both functional and breathtakingly beautiful. The primary suite on the third level serves as a tranquil retreat, featuring an ensuite with expansive shower and walk-in closet. This level is completed by two more generously sized bedrooms, main bathroom and a convenient upstairs laundry, ensuring that every inch of this home is designed with your comfort in mind. The additional fourth bedroom on the main ground level is rare and offers versatility and convenience, whether as a guest suite, gym or home office. The single attached garage provides ample storage and the front driveway provides additional parking for a second vehicle. Additional thoughtful upgrades such as luxury vinyl plank flooring that flows effortlessly throughout, upgraded washer & dryer and air conditioning, the attention to detail is what sets this home apart. Outside, the Wildflower complex offers a serene ambiance with lush landscaping and curated pathways, perfectly complementing the natural beauty of Springbank Hill. Located just moments from top-rated schools, premium shopping, and convenient public transit, this townhome is not just a residence—it's a lifestyle. Every detail of this property has been carefully considered and beautifully executed, making it a rare find at this price in one of Calgary's most desirable west side neighbourhoods.**

Inclusions: **All attached TV wall brackets, A/C**
Property Listed By: **Sotheby's International Realty Canada**

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