



THE
A-TEAM

**RE/MAX
FIRST**

145 ST MORITZ Place, Calgary T3H 0A6

MLS®#: **A2165606**

Area: **Springbank Hill**

Listing Date: **09/13/24**

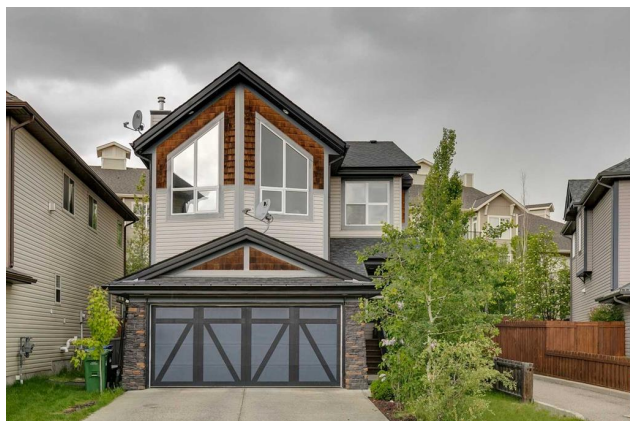
List Price: **\$850,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2006**

Finished Floor Area

Abv Sqft: **2,013**

Low Sqft:

Ttl Sqft: **2,013**

Lot Information

Lot Sz Ar: **4,197 sqft**

Lot Shape:

DOM

6

Layout

Beds: **4 (3 1)**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Back Yard, Many Trees, Rectangular Lot**

Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air, Natural Gas**
Sewer:
Ext Feat: **Private Yard**

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

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings**
Int Feat: **Double Vanity, Kitchen Island, Pantry, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	12`3" x 12`0"	Dining Room	Main	12`0" x 9`10"
Living Room	Main	15`3" x 13`0"	Foyer	Main	5`4" x 4`6"
Den	Main	11`5" x 11`3"	Family Room	Basement	23`9" x 14`8"
Laundry	Basement	13`0" x 11`7"	Mud Room	Main	8`0" x 5`4"
Bedroom - Primary	Upper	15`5" x 12`7"	Bedroom	Upper	12`0" x 10`0"
Bedroom	Upper	12`0" x 10`0"	Bedroom	Basement	10`4" x 10`1"
2pc Bathroom	Main	7`8" x 2`8"	4pc Bathroom	Basement	7`0" x 5`0"

4pc Bathroom

Upper

8`10" x 5`0"

5pc Ensuite bath
Legal/Tax/Financial

Upper

12`0" x 10`6"

Title:
Fee Simple
Legal Desc:

0513362

Zoning:
DC (pre 1P2007)

Remarks

Pub Rmks: **Welcome to your family sanctuary in Springbank Hill. This charming home invites you to make lasting memories with loved ones. Step inside to find a conveniently located office den to the right, ideal for remote work or study sessions. The open layout ensures you can keep an eye on the little ones as they play. The kitchen boasts a large island with a breakfast bar and a pantry read to be stocked with all your favourite Costco treats. Adjacent to the kitchen is a dining room perfect for family meals, while the living room provides a cozy space for conversations with friends while dinner is prepared. A mudroom off the double attached garage and a powder room complete this level. Upstairs, a spacious bonus room with vaulted ceilings and ample natural light offers versatile space, potentially serving as an additional bedroom. The generously sized primary bedroom features a large ensuite with dual vanities, a walk-in shower, and a tub, complemented by a walk-in closet. Two additional bedrooms share a designated bathroom on this floor. The lower level features a sizeable family room, ideal for movie nights or cheering on your favourite teams during playoffs. Another bedroom and bathroom provide comfort for guests or a private retreat for teenagers. Laundry facilities are conveniently located in the utility room. Outside, a large patio leads to the west facing backyard, perfect for children to enjoy year-round fun. The home's location is exceptional, surrounded by walking paths and playgrounds, ensuring a safe environment for children to play. Esteemed schools such as Rundle College, Calgary Academy, and Webber Academy are nearby, fostering an environment where your children can thrive. Convenient access to LRT station nearby makes trips to Stampede easy, while proximity to Stoney Trail offers quick escapes to the Rocky Mountains. This home offers not just a residence, but a lifestyle tailored to modern family living.**

Inclusions: **TV & mount in living room, Sound System (including built-in speakers and Polk amplifier) in basement, Two small TV's and mounts in basement, fridge in basement, shelf in primary bedroom, shelf and mirrors in 3rd bedrooms, TV & mount in bonus room**

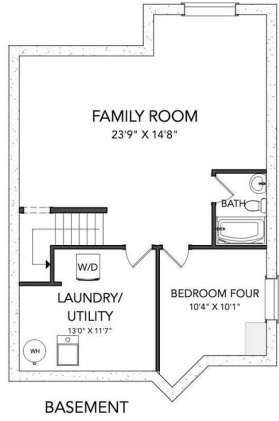
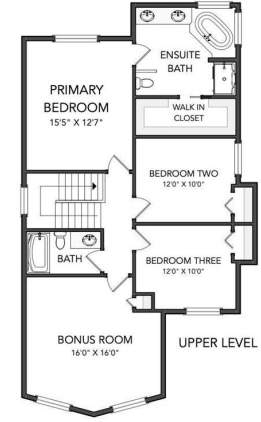
Property Listed By: **RE/MAX House of Real Estate**

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









BASEMENT