



**8 SPRING WILLOW Place, Calgary T3H 5Z3**

MLS®#: **A2166699** Area: **Springbank Hill** Listing **09/23/24** List Price: **\$1,588,000**  
 Status: **Pending** 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

**5**  
Layout  
 Beds: **4 (3 1)**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

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

Access:  
 Lot Feat: **Cul-De-Sac, Many Trees, Private, Rectangular Lot**  
 Park Feat: **Driveway, Garage Faces Side, Oversized, Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **In Floor, Forced Air, Natural Gas**  
 Sewer:  
 Ext Feat: **None**

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

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

3pc Bathroom  
Other  
Game Room  
Furnace/Utility Room

Basement  
Basement  
Basement  
Basement

8`5" x 5`11"  
4`11" x 15`6"  
29`1" x 29`8"  
19`1" x 12`10"

Other  
Bedroom  
Storage

Basement  
Basement  
Basement

2`4" x 3`7"  
9`6" x 15`2"  
11`2" x 13`7"

Legal/Tax/Financial

Title:  
Fee Simple  
Legal Desc:

0512955

Zoning:  
DC (pre 1P2007)

Remarks

Pub Rmks:

**This home is a true gem, offering the perfect blend of tranquility and urban convenience. Located in a quiet cul-de-sac, it's close to shopping, recreation, and top-rated schools, making it an ideal spot for families and professionals alike. With over 3,300 sq ft of thoughtfully designed living space, this home boasts a bright and spacious layout. Upon entry, you'll find a home office, a formal dining room, and a welcoming living room. The centerpiece of the main floor is a stunning double-sided fireplace, creating a cozy ambiance that complements the soaring vaulted ceilings for a dramatic yet warm atmosphere. The dream kitchen is sure to impress, featuring full-height Maple cabinetry, an oversized island, granite countertops, and a backsplash. The high-end stainless steel appliance package includes a 36" 6-burner gas cooktop, a range hood, a built-in oven, and a microwave—ideal for both daily use and entertaining. Upstairs, you'll find three generously sized bedrooms, including the primary bedroom retreat, complete with a luxurious 5-piece ensuite. The second floor also offers a versatile family room and a den, perfect for additional workspace or relaxation. A convenient laundry room rounds out this level. The fully finished basement adds even more living space, including an extra bedroom, a 3-piece bathroom, a wet bar, and a large recreation room, offering plenty of space for everyone to enjoy. Step outside to your private backyard oasis, where manicured landscaping and mature trees create a peaceful setting for outdoor activities. Enjoy the upper deck for quiet evenings or host gatherings on the lower patio. The oversized triple garage offers ample storage and workspace, making this home as practical as it is beautiful.**

Inclusions:  
Property Listed By:

None  
eXp Realty

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











