

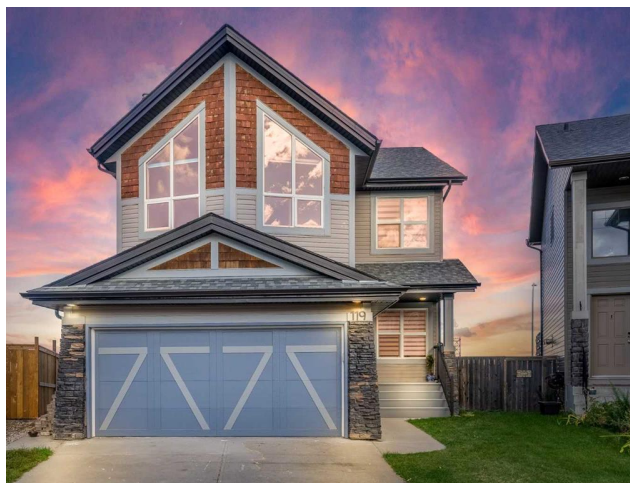


THE
A-TEAM

**RE/MAX
FIRST**

119 ST MORITZ Terrace, Calgary T3H 5X9

MLS® #: **A2170146** Area: **Springbank Hill** Listing **10/01/24** List Price: **\$1,299,880**
 Status: **Active** County: **Calgary** Date: Change: **-\$30k, 07-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2006**
Lot Information
 Lot Sz Ar: **7,717 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,279**
 Low Sqft:
 Ttl Sqft: **2,279**

DOM

52
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:
 Lot Feat: **Dog Run Fenced In, Landscaped, Pie Shaped Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Concrete, Stone, Vinyl Siding, Wood Frame**
 Heating: **Central** Flooring: **Tile, Vinyl**
 Sewer: Water Source:
 Ext Feat: **Fire Pit** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Electric Range, Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Range, Refrigerator, Washer, Washer/Dryer, Window Coverings**
 Int Feat: **Granite Counters, Kitchen Island**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	12`0" x 8`2"	Kitchen	Main	12`0" x 14`0"
Family Room	Main	15`0" x 19`5"	2pc Bathroom	Main	
Den	Main	10`11" x 11`5"	Bonus Room	Second	14`7" x 18`9"
Bedroom - Primary	Second	14`7" x 18`9"	Bedroom	Second	13`6" x 10`0"
Bedroom	Second	13`6" x 10`0"	5pc Ensuite bath	Second	

4pc Bathroom
Kitchen With Eating Area
4pc Bathroom

Second
Lower
Lower

8`0" x 16`8"

Bedroom
Game Room
Other

Lower
Lower
Lower

12`8" x 13`11"
17`10" x 22`3"
8`9" x 9`1"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

0414551

Remarks

Pub Rmks:

This stunning two-storey home with a walkout basement is located in the highly sought-after community of Springbank Hill, where over \$200k has been spent on tasteful renovations. You'll be impressed by the quality of the updates throughout. The spacious layout features a large entrance that flows into the open-concept kitchen, dining, and living areas, creating an inviting atmosphere perfect for family living. A versatile den on the main floor can be used as a home office or playroom for the kids. Step outside to enjoy a huge, north-facing backyard with plenty of usable space, perfect for outdoor activities. The convenience of main floor laundry adds to the home's practicality. Upstairs, you'll find a fantastic bonus room with vaulted ceilings, large windows, and abundant natural light. The huge primary bedroom includes an ensuite bath, and two additional bedrooms share a well-appointed 4-piece bathroom. The walkout basement offers even more living space with a one-bedroom illegal suite, providing potential for extended family. This home is a perfect opportunity for families looking to settle in Springbank Hill, with its prime location near parks, schools, and shopping. Don't miss the chance to make this beautiful property yours - book your showing today!

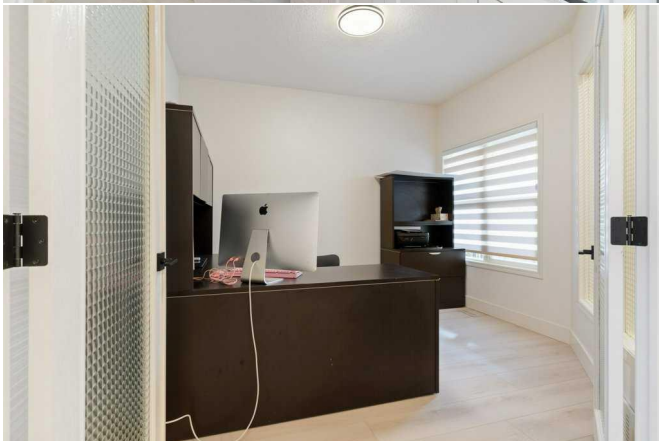
Inclusions:
Property Listed By:

None
Royal LePage Mission Real Estate

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









119 St Moritz Terrace SW, Calgary, AB

1st Floor Exterior Area 1330.09 sq ft



0 4 8

PREPARED: 2024/09/27

White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

119 St Moritz Terrace SW, Calgary, AB

2nd Floor Exterior Area 1249.71 sq ft



0 4 8

PREPARED: 2024/09/27

White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

