



THE
A-TEAM

**RE/MAX
FIRST**

209 SPRING WILLOW Street, Calgary T3H 6C6

MLS® #: **A2174791**

Area: **Springbank Hill**

Listing Date: **10/25/24**

List Price: **\$1,499,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2020**

Lot Information

Lot Sz Ar: **5,704 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,788**
Low Sqft:
Ttl Sqft: **2,788**

DOM

4

Layout

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

Parking

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

Access:

Lot Feat: **Backs on to Park/Green Space,Corner Lot**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Balcony,BBQ gas line**

Construction: **Composite Siding,Stone**
Flooring: **Carpet,Hardwood,Tile**
Water Source:
Fnd/Bsmnt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Dishwasher,Garage Control(s),Gas Stove,Range Hood,Refrigerator,Window Coverings**
Int Feat: **Breakfast Bar,Closet Organizers,Double Vanity,Kitchen Island,Open Floorplan,Pantry,Soaking Tub,Walk-In Closet(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	5`5" x 6`2"	Dining Room	Main	15`4" x 11`0"
Foyer	Main	11`8" x 8`8"	Kitchen	Main	13`2" x 15`11"
Living Room	Main	14`2" x 17`3"	Mud Room	Main	6`8" x 11`2"
Office	Main	10`4" x 10`6"	5pc Bathroom	Upper	7`6" x 8`8"
5pc Ensuite bath	Upper	10`4" x 12`4"	Bedroom	Upper	10`9" x 19`8"
Bedroom	Upper	10`11" x 17`2"	Family Room	Upper	16`5" x 21`5"

Laundry
Walk-In Closet
Bedroom
Game Room

Upper
Upper
Basement
Basement

9`10" x 5`7"
10`3" x 8`6"
16`2" x 11`7"
25`5" x 17`2"

Bedroom - Primary
4pc Bathroom
Exercise Room
Furnace/Utility Room

Upper
Basement
Basement
Basement

14`8" x 20`8"
4`11" x 7`7"
12`4" x 13`10"
8`10" x 13`8"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2110027

Zoning:
R-G

Remarks

Pub Rmks:

Welcome to 209 Spring Willow Street SW, a former Truman Showhome, where luxury and comfort meet in one of the most prestigious communities. This exceptional open-concept walkout home is filled with natural light, thanks to its grand, vaulted ceilings and expansive windows that offer stunning views. The main floor boasts elegant engineered hardwood flooring, a cozy gas fireplace in the living room, and a gourmet kitchen complete with top-of-the-line appliances, an oversized island, and a convenient walk-through pantry—ideal for culinary adventures and seamless entertaining. Just off the dining room, a large patio awaits, offering amazing views that make every meal a scenic experience. Upstairs, you'll find a spacious bonus room, a primary bedroom, two bedrooms and a full bath. The primary suite includes a luxurious ensuite and a massive walk-in closet with direct access to the laundry room, adding an extra touch of convenience to your daily routine. The fully finished walkout basement is designed for both relaxation and entertaining, featuring a home gym, a stylish wet bar, and plenty of space for hosting gatherings with friends and family. Experience immersive sound with integrated in-ceiling speakers throughout, perfect for a seamless audio experience. Located in the heart of Springbank Hill, this property is set within a top-rated school zone, the community is adorned with scenic trails and pathways that wind through the natural beauty of the area. Plus, you're only minutes from the vibrant Aspen Landing business plaza and have easy access to Stoney Trail for quick city commutes. With its breathtaking balcony views, thoughtfully designed layout, and unbeatable location, this elegant home is a rare find that promises a refined living experience in Calgary's most coveted neighborhood.

Inclusions:
Property Listed By:

N/A
RE/MAX First

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













