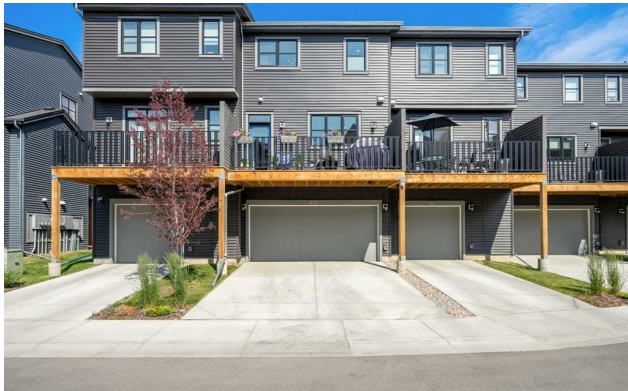


53 SPRING WILLOW Close, Calgary T3H 6E8

MLS® #: **A2175820** Area: **Springbank Hill** Listing Date: **10/31/24** List Price: **\$733,000**
 Status: **Active** County: **Calgary** Change: **None** 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:

Access:
 Lot Feat: **Street Lighting**
 Park Feat: **Double Garage Attached**

Finished Floor Area
 Abv Sqft: **1,530**
 Low Sqft:
 Ttl Sqft: **1,530**

DOM
33
Layout
 Beds: **3 (2 1)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**
Parking
 Ttl Park: **4**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Brick, Stucco**
 Heating: **Forced Air** Flooring: **Carpet, Tile, Vinyl**
 Sewer: Ext Feat: **BBQ gas line** Water Source: **Poured Concrete**
 Fnd/Bsm: **Poured Concrete**
 Kitchen Appl: **Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Stove(s), Washer**
 Int Feat: **High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Lower	7`5" x 12`5"	Bedroom	Lower	9`5" x 8`0"
Furnace/Utility Room	Lower	7`2" x 4`1"	2pc Bathroom	Main	8`0" x 2`8"
Dining Room	Main	12`10" x 8`7"	Kitchen	Main	12`0" x 11`2"
Living Room	Main	13`6" x 13`2"	3pc Bathroom	Second	9`7" x 4`11"
4pc Ensuite bath	Second	9`8" x 8`2"	Bedroom	Second	9`8" x 11`4"
Bonus Room	Second	7`3" x 10`9"	Bedroom - Primary	Second	11`10" x 10`4"

Legal/Tax/Financial

Condo Fee:
\$245

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R-2M

Legal Desc: **2211755**

Remarks

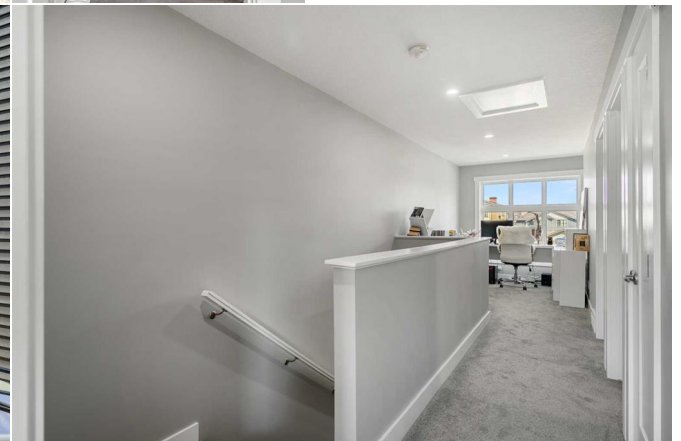
Pub Rmks: **DISCOVER YOUR DREAM HOME -Welcome to this stunning 3-bedroom, 3-bathroom townhome located in the highly sought-after community of Spring Bank. This beautifully maintained residence is truly a gem that you won't want to miss. Spanning three levels, this townhome includes everything you need for comfortable living. Upon entering, you are greeted by a versatile guest bedroom or office area, along with a welcoming entryway. This space is ideal for those who work from home or require a dedicated area for productivity. Moving to the main floor, you will be captivated by the elegant open floorplan that seamlessly connects the kitchen and living room. This layout is perfect for both everyday living and entertaining, complemented by a delightful balcony off the kitchen that enhances the flow and extends your living area outdoors. The kitchen is a chef's dream, featuring sleek stainless steel appliances, a generous island, and exquisite quartz countertops. Whether you are preparing a quick meal or hosting a dinner party, this kitchen is equipped to handle all your culinary needs with style and ease. Completing this floor is a convenient 2-piece bathroom and a well-placed laundry room, adding to the overall functionality of the space. On the third floor, you will find the primary bedroom, which serves as a true retreat. This room is flooded with natural light from large windows and boasts a spacious walk-in closet, as well as a luxurious 4-piece ensuite bathroom with high-end finishes. This level also includes another well-appointed 3-piece bathroom, an additional generous bedroom, and a bonus room that offers ample space for guests, family, or creative projects. You will also appreciate the attached double garage and the private deck, which is perfect for relaxing in the sun. Located in the desirable Spring Bank community, this townhome provides easy access to a wealth of amenities, including shopping centers, a variety of restaurants, movie theaters, and prestigious schools. Its proximity to Stoney Trail and just minutes from downtown and the C-Train station makes commuting a breeze. Don't miss your chance to call this exceptional property your home. Schedule a viewing today to experience all that this beautiful townhome has to offer!**

Inclusions: **Camera/ Entry keypads, Under Cabinet Lighting,**
Property Listed By: **eXp Realty**

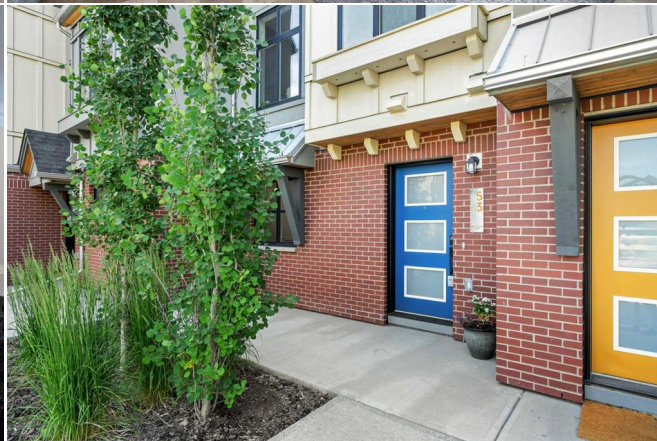
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













53 Spring Willow Ct SW, Calgary, AB

Entry Exterior Area 233.32 sq ft
 Interior Area 231.52 sq ft
 Excluded Area 395.92 sq ft



PREPARED: 20240718

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

53 Spring Willow Ct SW, Calgary, AB

Main Floor Exterior Area 100.25 sq ft
 Interior Area 536.54 sq ft

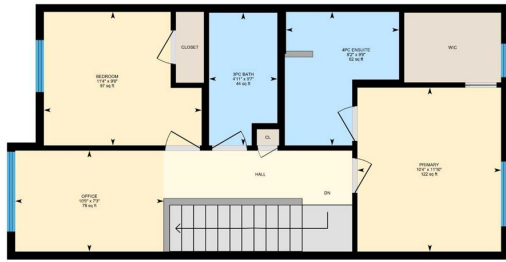


PREPARED: 20240718

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

53 Spring Willow Ct SW, Calgary, AB

1st Floor Exterior Area 646.59 sq ft
Interior Area 593.50 sq ft



PREPARED 20240718



While regions are excluded from total floor area in GEMSE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.