



THE
A-TEAM

**RE/MAX
FIRST**

23 ST MORITZ Terrace, Calgary T3H 5Y2

MLS®#: **A2177798**

Area: **Springbank Hill**

Listing Date: **11/08/24**

List Price: **\$825,000**

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: **4,908 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,721**
Low Sqft:
Ttl Sqft: **1,721**

DOM

13
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Cul-De-Sac,Low Maintenance Landscape,Rectangular Lot,Treed**
Park Feat: **Double Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Electric Stove,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **High Ceilings,No Smoking Home,Vaulted Ceiling(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	13`0" x 15`5"
Office	Main	11`0" x 11`5"
Bedroom	Upper	12`8" x 9`4"
2pc Bathroom	Main	8`7" x 2`8"
5pc Ensuite bath	Upper	12`1" x 0`0"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	12`0" x 9`0"
Bedroom	Upper	12`1" x 10`1"
Bedroom - Primary	Upper	12`1" x 14`2"
4pc Bathroom	Main	8`8" x 5`0"

Legal/Tax/Financial

Title:

Zoning:

Fee Simple

Legal Desc:

0414551**R-G**

Remarks

Pub Rmks: **This ideal family home is located on a quiet crescent with a beautifully treed lot and a west backyard. On the main level you will find an open concept kitchen and living room with soaring 17 - foot ceilings and large windows that flood the space with natural light. The main floor also includes a spacious flex room, ideal for use as a home office or dining area, a gas fireplace, a half bath, and a bright, open dining space that opens onto a rear deck, leading to a fantastic backyard with deck and patio. The master bedroom featuring a 5-piece en-suite including a double vanity, a soaker tub, and a walk-in shower. The second and third bedrooms are spacious and bright, offering plenty of room for the whole family. Updates include chef's kitchen w/ stainless steel appliances, a large island with quartz counter tops, and a pantry. The main and upper floors, as well as the stairs, showcase maple hardwood flooring, complemented by tiled areas. Additional upgrades include central air conditioning, and a high-efficiency furnace and hot water tank, both just three years old. This prime location in Summit of Montreux - Springbank Hill is close proximity to the mountains, shopping centers, excellent schools, playgrounds, the LRT and Stoney Trail.**

Inclusions:

Property Listed By:

N/A**Real Estate Professionals Inc.****TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**





