



THE
A-TEAM

**RE/MAX
FIRST**

83 SPRING WILLOW Close, Calgary T3H 6E8

MLS® #: **A2199758** Area: **Springbank Hill** Listing Date: **03/05/25** List Price: **\$718,000**
 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:

Finished Floor Area

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

DOM

4

Layout

Beds: **4 (3 1)**
 Baths: **2.5 (2 1)**
 Style: **3 (or more) Storey**

Parking

Ttl Park: **2**
 Garage Sz: **1**

Access:

Lot Feat: **Back Lane,Backs on to Park/Green Space**
 Park Feat: **Insulated,Oversized,Parking Pad,Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Balcony,Courtyard**

Construction: **Brick,Composite Siding,Vinyl Siding**
 Flooring: **Ceramic Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Garage Control(s),Garburator,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Breakfast Bar,Kitchen Island,No Smoking Home,Quartz Counters,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>
			<u>Legal/Tax/Financial</u>		

Condo Fee: **\$265**
 Title: **Fee Simple**
 Fee Freq: **Monthly**

Zoning: **R-2M**

Legal Desc: **2211755**

Remarks

Pub Rmks: **OPEN HOUSE - Sat March 8 (1-3pm) QUIET, WARM, BRIGHT, INVITING** this is a space you will long for at the end of your busy day. This end unit townhome with an abundance of windows and a south/southwest exposure offers 1721 sq ft of living space over three levels, is just two years young and.... **SHOWS LIKE NEW!** The highlights are endless... 9' ceilings on the main, a designer lighting package, quartz counters throughout, automated blinds on the main, Central A/C, a 100 sq ft composite deck off the main, an aggregate patio at the entrance, an oversized garage for additional storage, a parking pad for your guests - **FANTASTIC!** The Wildflower, a Homes by Avi development at Spring Willow - **WONDERFUL!** This is a growing community, in an ideal location on Calgary's Westside, a short walk to Aspen Landing, great schools, both private & public, access west to the mountains and multiple routes to downtown, it all feels so close. On arrival you will love the lower level development... a Guest bedroom/Den/Home office/Fitness space... make it what you want to suit your needs. Leading to the main level you will find a broad, open space... **BATHED IN THE WARMTH OF THE SUN.** This being an end unit with an abundance of windows offering a south/southwest exposure it glows - **INVITING!** The living room easily accommodates a large sectional, the kitchen features a waterfall quartz island/breakfast bar, with gorgeous pendants above and all of this open to your dining space, leading to the composite balcony/deck. Upstairs, the primary suite enjoys the same **WARM & BRIGHT** southwest exposure, a full en suite and walk-in closet. There are two additional beds up, a full bath and laundry. This home has been maintained like new and is available for a quick possession, should you choose.

Inclusions:
Property Listed By: **Tv Brackets
RE/MAX First**

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









