



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**139 ST MORITZ Terrace, Calgary T3H 5Y1**

MLS® #: **A2205306**

Area: **Springbank Hill**

Listing Date: **03/27/25**

List Price: **\$984,900**

Status: **Active**

County: **Calgary**

Change: **-\$14k, 09-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2005**  
Lot Information  
Lot Sz Ar: **4,746 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,185**  
Low Sqft:  
Ttl Sqft: **2,185**

DOM

**24**  
Layout  
Beds: **5 (3 2 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

Ttl Park: **4**  
Garage Sz: **1**

Access:

Lot Feat: **Back Yard, No Neighbours Behind, Rectangular Lot**  
Park Feat: **Double Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Central Air Conditioner, Dishwasher, Garburator, Gas Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings**  
Int Feat: **Breakfast Bar, Granite Counters, Kitchen Island, No Smoking Home, Pantry, Separate Entrance, Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	4' 11" x 4' 11"
Foyer	Main	10' 5" x 7' 0"
Laundry	Main	8' 8" x 5' 8"
Office	Main	10' 1" x 9' 11"
4pc Ensuite bath	Second	11' 5" x 9' 8"
Bedroom	Second	10' 8" x 10' 11"
Bedroom - Primary	Second	13' 11" x 17' 5"

Room	Level	Dimensions
Dining Room	Main	13' 10" x 10' 4"
Kitchen	Main	13' 10" x 14' 8"
Living Room	Main	12' 8" x 16' 5"
4pc Bathroom	Second	8' 11" x 5' 0"
Bedroom	Second	12' 4" x 10' 7"
Family Room	Second	19' 0" x 12' 7"
3pc Bathroom	Lower	8' 11" x 6' 6"

Bedroom  
Kitchen  
Furnace/Utility Room

Lower  
Lower  
Lower

9`8" x 9`0"  
14`6" x 11`5"  
9`7" x 12`4"

Bedroom  
Game Room

Lower  
Lower

8`10" x 14`4"  
13`4" x 8`6"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-G**

**0414551**

Remarks

Pub Rmks:

**Welcome to 139 St Moritz Terrace SW, located in quiet and family-friendly nature. This home is located in desirable community of The Summit of Montreux in Springbank Hill!! With more than 3000 sqft living space, this home is perfect for any size of family. Welcoming foyer leading to an open-concept living area. A private office space on the main floor is ideal for remote work or study, offering convenience and separation from the living areas. Upon entry, you will find stylish kitchen with granite countertops, Island, stainless appliances and ample cabinet space + pantry. Gorgeous hardwood floors throughout the main level, adding warmth and elegance to every room. Enjoy relaxing outdoors on your own private balcony, offering peaceful views and the perfect spot for morning coffee or evening sunsets. This property offers ultimate privacy with no neighbors behind, allowing you to enjoy your outdoor space in peace. A fantastic family room on the upper level provides a cozy, yet expansive space for relaxation, movie nights, or a play area for children. Two generously sized bedrooms on the upper level, offering ample closet space and plenty of natural light. These rooms share a well-appointed full bathroom. A spacious and functional layout, including a large primary bedroom with a spa-like ensuite bathroom, featuring a large bathtub and separate shower. The basement is fully developed with a full kitchen, making it ideal for multi-generational living, hosting guests, or even generating rental income. The basement also features 2 additional bedrooms and a full bathroom. The home includes a double attached garage, offering plenty of space for 2 vehicles and additional storage. Close to school, shopping and main road. this home has been meticulously maintained and is move-in ready. Plus, the prime location is close to all your needs! Don't miss out on this wonderful opportunity to own a beautiful home in the desirable community of Springbank Hill! Book your private showing today!!!**

Inclusions:  
Property Listed By:

**Electirc Stove, Hood Fan, Refrigerator, Washer, Dryer in Basement  
Royal LePage Mission Real Estate**

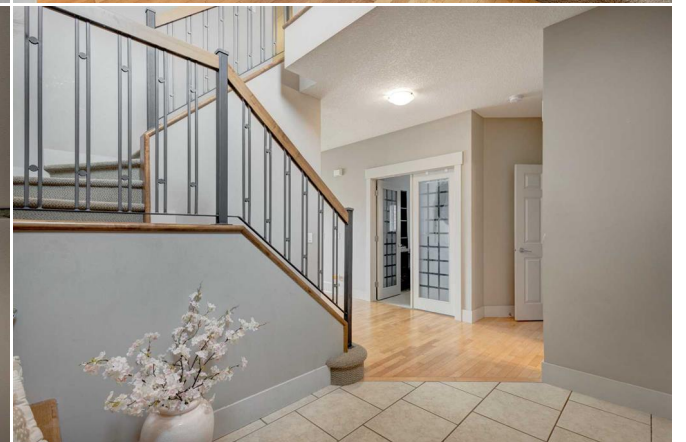
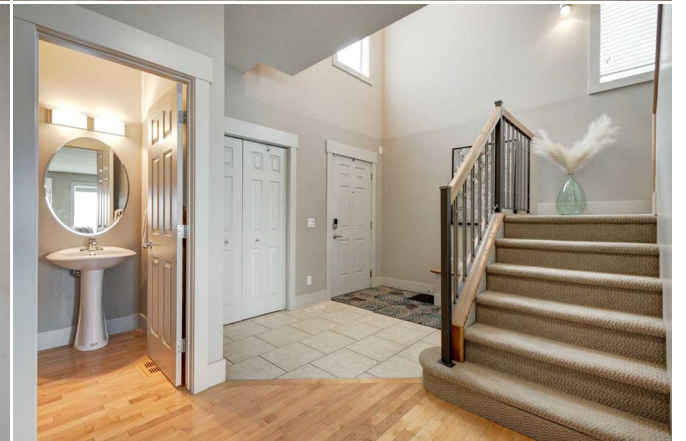
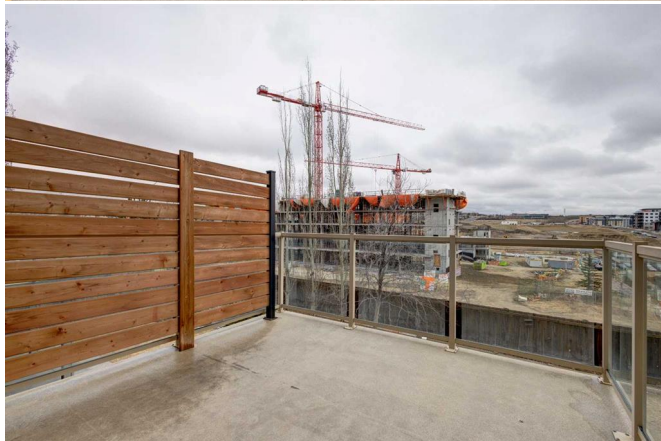
**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**



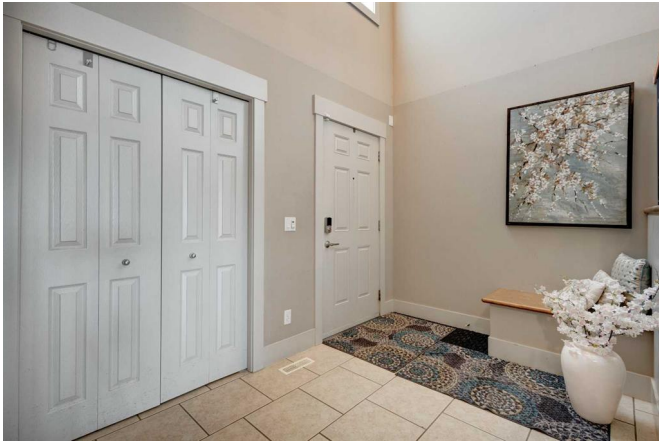








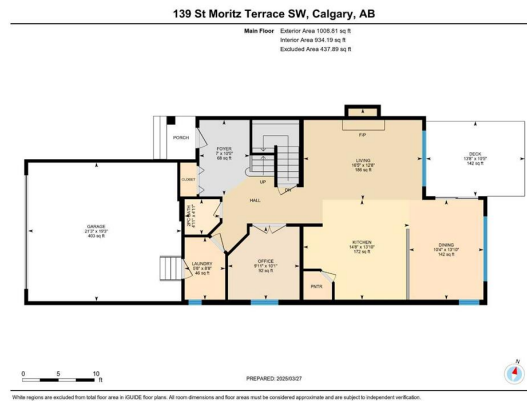




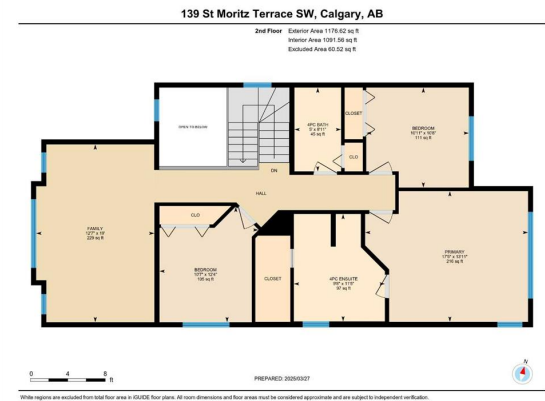








White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



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139 St Moritz Terrace SW, Calgary, AB

Basement (Below Grade) Exterior Area 979.90 sq ft  
Interior Area 850.81 sq ft



PREPARED: 2024/03/27



Walls are excluded from total floor area in GROUND floor plan. All room dimensions and floor areas must be considered approximate and are subject to independent verification.