

239 St Moritz Terrace SW
Calgary, Alberta

MLS # A2218219

\$968,000

Division: Springbank Hill	
Type: Residential/House	
Style: 2 Storey	
Size: 2,106 sq.ft.	Age: 2005 (20 yrs old)
Beds: 3	Baths: 3 full / 1 half
Garage: Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper	
Lot Size: 0.14 Acre	
Lot Feat: Back Yard, Front Yard, Landscaped, Pie Shaped Lot, Street Lighting, Views	
Heating: Fireplace(s), Forced Air, Natural Gas	Water: Public
Floors: Carpet, Hardwood, Tile	Sewer: Public Sewer
Roof: Asphalt Shingle	Condo Fee: -
Basement: Finished, Full, Walk-Out To Grade	LLD: -
Exterior: Stone, Vinyl Siding, Wood Frame	Zoning: R-G
Foundation: Poured Concrete	Utilities: Electricity Connected, Natural Gas Connected, Sewer
Features: Breakfast Bar, Closet Organizers, French Door, Granite Counters, No Smoking Home, Pantry, Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound	
Inclusions: N/A	

Well-Maintained Walkout Home with Stunning Views in Springbank Hill! Welcome to this beautifully cared-for 2-storey home in the highly sought-after community of Springbank Hill. Boasting over 2,850 sq. ft. of thoughtfully designed living space, including a fully finished walkout basement, this home offers exceptional comfort and style. Enjoy a sun-soaked, south-facing backyard with expansive views and professionally landscaped Rundle stone tiers. Step into a grand open-to-above foyer that sets the tone for the spacious main floor, which features 9' ceilings, abundant natural light, and a cozy gas fireplace. The gourmet kitchen is a chef's dream, complete with granite countertops, brand new LG stainless steel appliances, rich cabinetry, and a bright breakfast nook. Step outside to the 26' x 11' vinyl-decked balcony, ideal for relaxing and taking in the view. Upstairs, you'll find a spacious study area open to below, along with a large laundry room featuring a laundry sink and plenty of storage. The primary suite offers a 5-piece ensuite, walk-in closet, and its own incredible view. The walkout basement is Cape Cod-inspired, featuring reclaimed lumber finishes, a stone fireplace mantle, and a large entertainment bar perfect for gatherings. It's also wired for your home theatre setup. This is a rare opportunity to own a thoughtfully upgraded home in a premier location. Click the Virtual Tours for more details!