

239 St Moritz Terrace SW
Calgary, Alberta

MLS # A2218219



\$968,000

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|------------------|---|---------------|-------------------|
| 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 | | |

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| 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 ‘ 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 ‘ 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!