

**139 St Moritz Terrace SW**  
**Calgary, Alberta**

**MLS # A2242503**



**\$968,800**

|                  |                        |               |                   |
|------------------|------------------------|---------------|-------------------|
| <b>Division:</b> | Springbank Hill        |               |                   |
| <b>Type:</b>     | Residential/House      |               |                   |
| <b>Style:</b>    | 2 Storey               |               |                   |
| <b>Size:</b>     | 2,209 sq.ft.           | <b>Age:</b>   | 2005 (20 yrs old) |
| <b>Beds:</b>     | 5                      | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached |               |                   |
| <b>Lot Size:</b> | 0.11 Acre              |               |                   |
| <b>Lot Feat:</b> | Back Yard, Landscaped  |               |                   |

|                    |                                         |                   |     |
|--------------------|-----------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Fireplace(s), Forced Air, Natural Gas   | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood          | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                         | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Finished, Full, Walk-Out To Grade       | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Stone, Vinyl Siding, Wood Frame         | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                         | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Kitchen Island, No Smoking Home, Pantry |                   |     |

**Inclusions:** Washer and Dryer in the basement

"Elegant Family Home in Desirable Springbank Hill" Discover this beautifully appointed residence in the prestigious Summit of Montreux community, offering an ideal blend of luxury, comfort, and functionality. The welcoming main floor features an open-concept design with a gourmet kitchen boasting granite countertops, stainless steel appliances, a spacious island, and ample cabinetry for storage. Sunlit living areas with gleaming hardwood floors and large windows flow effortlessly to a private home office—perfect for today's work-from-home lifestyle. A cozy dining area and a gas fireplace in the living room create an inviting atmosphere for family gatherings. Upstairs, the luxurious primary suite impresses with a walk-in closet and a spa-like ensuite featuring dual vanities, a soaker tub, and a separate glass-enclosed shower. Two additional generously sized bedrooms share a well-appointed bathroom, while a cozy family room with balcony access provides the perfect retreat for relaxation. The fully developed lower level offers versatile space with two additional bedrooms, a full bathroom, and a kitchenette—ideal for guests, teens, or a home gym. Practical features include a double attached garage with built-in storage, a professionally landscaped yard, and a prime location near top-rated schools, upscale shopping, scenic parks, and easy access to major roadways. This home combines modern elegance with everyday convenience, making it perfect for growing families or those who love to entertain. Experience refined living in Springbank Hill—schedule your private showing today and make this stunning property your new home!