

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

**MLS # A2205306**



**\$959,000**

<b>Division:</b>	Springbank Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,185 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, No Neighbours Behind, Rectangular Lot		

<b>Heating:</b>	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>	Concrete, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Granite Counters, Kitchen Island, No Smoking Home, Pantry, Separate Entrance, Walk-In Closet(s)		

**Inclusions:** Electirc Stove, Hood Fan, Refrigerator, Washer, Dryer in Basement

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!!!