



**GRASSROOTS**  
REALTY GROUP

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**8178 Spring Willow Drive SW  
Calgary, Alberta**

**MLS # A2225040**



**\$1,645,000**

<b>Division:</b>	Springbank Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,227 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Heated Garage, Insulated, Oversized, Triple Garage Attached		
<b>Lot Size:</b>	0.23 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Corner Lot, Cul-De-Sac, Landscaping		

<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	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone, Wood Frame	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Vaulted Ceiling(s), Walk-In Closet(s)		
<b>Inclusions:</b>	2nd Dishwasher, 2nd Microwave, Exterior Storage Shed		

Perched on a 10,000+ sq ft lot siding onto and facing natural ravines, this former Albi show home is a rare blend of refined craftsmanship, privacy, and breathtaking views. With over 4,700 sq ft of developed space, this pristine Craftsman-style home combines timeless design with thoughtful upgrades throughout. The oversized, over-height triple garage features in-floor heat, two extra-deep bays, three separate doors, water service, and pristine finishes—perfect for the enthusiast or hobbyist. Inside, you're greeted by soaring 9' ceilings, custom millwork, and expansive floor-to-ceiling windows that flood the home with natural light and frame the surrounding green space. The gourmet kitchen is designed for function and style, complete with new high-end stainless appliances, endless counter space, a walk-through pantry, and an oversized island—ideal for entertaining or everyday living. The casual dining area flows into a warm, inviting living room anchored by a striking double-sided fireplace. A separate formal dining room with coffered ceilings and a classic main floor den add both elegance and flexibility. Upstairs, the vaulted bonus room offers incredible views and a quiet place to unwind. All bedrooms are generously sized with exceptional closet space. The primary retreat is a standout—featuring a spa-inspired ensuite with in-floor heat, coffee bar, and a beautifully outfitted walk-in closet. The fully developed basement offers in-floor heating, a large rec room, full wet bar, 4-piece bath, and 4th bedroom. Outside, the refreshed exterior is accented with exposed aggregate concrete, a wraparound veranda, and private outdoor spaces that connect seamlessly with the natural surroundings. Additional features include A/C, central vacuum, built-in Bose audio system, underground sprinklers, and custom window treatments throughout. An immaculate home on

a truly exceptional lot&mdash;this is Springbank Hill living at its finest.