



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

109 St Moritz Place SW  
Calgary, Alberta

MLS # A2234877



**\$849,000**

|                  |                              |               |                   |
|------------------|------------------------------|---------------|-------------------|
| <b>Division:</b> | Springbank Hill              |               |                   |
| <b>Type:</b>     | Residential/House            |               |                   |
| <b>Style:</b>    | 2 Storey                     |               |                   |
| <b>Size:</b>     | 2,314 sq.ft.                 | <b>Age:</b>   | 2005 (20 yrs old) |
| <b>Beds:</b>     | 3                            | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached       |               |                   |
| <b>Lot Size:</b> | 0.11 Acre                    |               |                   |
| <b>Lot Feat:</b> | Backs on to Park/Green Space |               |                   |

|                    |                                           |
|--------------------|-------------------------------------------|
| <b>Heating:</b>    | Forced Air                                |
| <b>Floors:</b>     | Carpet, Hardwood                          |
| <b>Roof:</b>       | Asphalt Shingle                           |
| <b>Basement:</b>   | Full, Unfinished                          |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame                  |
| <b>Foundation:</b> | Poured Concrete                           |
| <b>Features:</b>   | Kitchen Island, Pantry, Walk-In Closet(s) |

|                   |                 |
|-------------------|-----------------|
| <b>Water:</b>     | -               |
| <b>Sewer:</b>     | -               |
| <b>Condo Fee:</b> | -               |
| <b>LLD:</b>       | -               |
| <b>Zoning:</b>    | DC (pre 1P2007) |
| <b>Utilities:</b> | -               |

**Inclusions:** None

Welcome to this exceptional 3-bedroom, 2.5-bathroom home, backing onto a beautiful wooded area in the highly sought-after community of Springbank Hill. Lovingly maintained by its original owners, this charming residence offers a warm and inviting atmosphere. The open-concept kitchen features ample cabinetry, modern appliances, a walk-through pantry, a convenient breakfast bar, and a dining area that opens onto a spacious deck—perfect for outdoor gatherings. The adjacent family room is enhanced by a cozy fireplace, adding both warmth and elegance. The main level also includes a den, a laundry room, and a stylish 2-piece bathroom, ensuring both comfort and convenience. Upstairs, the generous master bedroom boasts a walk-in closet and a 4-piece ensuite. Two additional well-appointed bedrooms, a versatile bonus room, and another 4-piece bathroom complete the upper level. The full, unfinished basement presents a blank canvas, ready for your personal touch. Step outside to the beautifully landscaped backyard, an ideal space for relaxation and entertaining. The yard seamlessly extends into a scenic wooded area, offering breathtaking seasonal views right from the master bedroom window and patio. Perfectly located just minutes from shopping, dining, entertainment, parks, and top-rated public and private schools, this home also provides easy access to public transportation, the Westside Recreation Centre, downtown, and the mountains. Don't miss this incredible opportunity—book your private showing today!