



GRASSROOTS
REALTY GROUP

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15 Spring Willow Way SW
Calgary, Alberta

MLS # A2250587



\$1,300,000

Division:	Springbank Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,020 sq.ft.	Age:	2006 (19 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Insulated, Oversized		
Lot Size:	0.23 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Landscaped, Many Trees, Private		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Central Vacuum, Chandelier, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar		
Inclusions:	None		

This updated home offers a comfortable blend of style and function on an oversized corner lot surrounded by mature trees that provide privacy and a sense of space. Inside, the freshly painted interior features durable luxury vinyl plank flooring, modern lighting, and tasteful wallpaper accents that add character. The main floor layout is versatile with a dining room that can double as an office or sitting area, a cozy living room anchored by a stone fireplace, and a functional kitchen with painted cabinetry, peninsula seating, prep island, and pantry. French doors lead to a private backyard with patio space, while the breakfast nook and tucked-away tech desk add everyday convenience. A mudroom and updated powder room complete the level. Upstairs, a bonus room provides flexible space for work or play, and the primary suite includes a walk-in closet and ensuite with dual sinks, soaker tub, and separate shower. Three additional bedrooms, a full bathroom, and a laundry room with sink and storage complete the upper floor. The finished basement expands the living space with a large rec room, second fireplace, wet bar, fifth bedroom, full bath, and den perfect for guests or hobbies. The backyard is private and shaded with mature trees, while the oversized garage provides excellent storage with high ceilings. Located in a convenient west-side community, you'll have easy access to shopping, schools, Westside Rec Centre, golf courses, and Griffith Woods. A thoughtful renovation makes this a practical choice for buyers seeking space, comfort, and a mature neighborhood setting.