

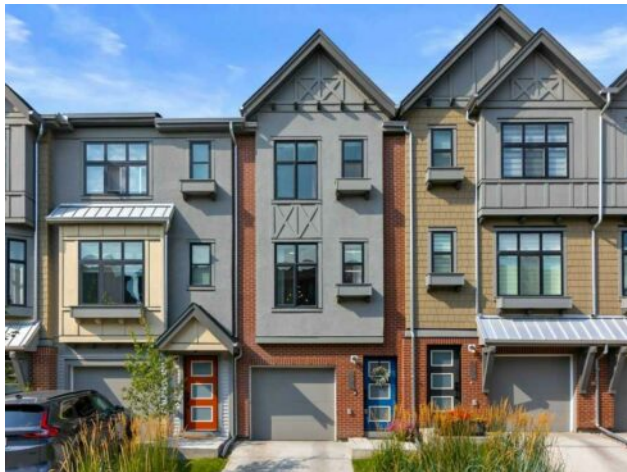


GRASSROOTS
REALTY GROUP

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**40 Spring Willow Close SW
Calgary, Alberta**

MLS # A2255339



\$615,000

Division:	Springbank Hill		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,438 sq.ft.	Age:	2021 (4 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Heated Garage, Insulated, Tandem		
Lot Size:	-		
Lot Feat:	Front Yard, Landscaped, Low Maintenance Landscape, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 243
Basement:	None	LLD:	-
Exterior:	Brick, Composite Siding, Vinyl Siding	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Walk-In Closet(s)		
Inclusions:	Garage Control(s)		

BACKING ONTO RAVINE | WEST FACING DECK | CENTRAL AC | 2 BED / 2.5 BATH / 1437 SQ FT | DOUBLE ATTACHED GARAGE (TANDEM) | LOW CONDO FEES - Welcome to this high quality, move-in ready townhome in the desirable community of Springbank Hill! Compared to many complexes in the area, this one stands out for its craftsmanship, location, and long term value. Backing directly onto a tranquil ravine, you'll enjoy unmatched privacy and peaceful west facing views, the perfect retreat with no neighbours behind. This home has been lovingly maintained by the original owner who purchased directly from the builder and invested approximately \$25,000 in upgrades. From the appliances, to the backsplash, flooring, and more in between, every detail has been thoughtfully chosen for style and functionality. The main floor embraces a true open concept design, filled with natural light that pours in through large windows and reflects beautifully off the wide plank flooring that runs throughout. At the center is the stunning kitchen, thoughtfully appointed with soft close cabinetry, quartz countertops, a large island with breakfast bar, and stainless steel appliances. From here, step directly onto the west facing balcony, the perfect spot for morning coffee, summer barbecues, or golden evening sunsets. Flowing seamlessly from the kitchen, the dining area is both bright and welcoming, an inviting space to gather with family or host friends. Beyond the dining space, the living room offers warmth and comfort, the ideal spot to relax after a long day or enjoy conversation with guests. Tucked quietly away, you'll also find a pantry and powder room, adding convenience and function while keeping the main living areas open and airy. Upstairs, you'll find two generous primary bedrooms, each designed with comfort and privacy in mind. The first features a 4-piece

ensuite with a walk-in shower and the convenience of dual closets. The second offers a spacious walk-in closet and a 4-piece ensuite with a tub/shower combination, perfect for unwinding at the end of the day. Both bedrooms are impressively sized offering flexibility to double as a home office or guest retreat. For everyday convenience, the laundry is tucked away at the top of the stairs. On the lower level, you're welcomed by a spacious and bright foyer where you have direct access to the double attached garage (Tandem). The garage provides ample room for vehicles, storage, or recreational gear, making it as functional as it is convenient. Ideally situated near top-rated public and private schools, Westside Recreation Centre, 69th Street LRT, shopping, and some of Calgary's most scenic pathways and green spaces, this home offers both convenience and lifestyle. Just a short drive to the mountains, it's the perfect place to enjoy the best of southwest Calgary. Combining comfort, style, and functionality, this home is ready for its next chapter. Don't miss out. Book your showing today!