



GRASSROOTS
REALTY GROUP

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323 St Moritz Drive SW
Calgary, Alberta

MLS # A2265218



\$909,900

Division:	Springbank Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,353 sq.ft.	Age:	2005 (20 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Irregular Lot, See Remarks, Views		

Heating: Forced Air, Natural Gas

Floors: Carpet, Hardwood, Tile

Roof: Asphalt Shingle

Basement: Full, Unfinished

Exterior: Cedar, Stone, Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Skylight(s), Vaulted Ceiling(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: DC (pre 1P2007)

Utilities: -

Inclusions: All furniture, fixtures & contents of this fully equipped home are negotiable

Beautifully updated 4 bedroom & 4 bathroom custom home built by Stepper and located in the desirable community of Springbank Hill, which offers lots of green space with great pathways & playgrounds, amazing schools and easy access to shopping, transit & all major routes. The main floor is warm & bright with lots of natural light and features an open to above formal living & dining room area with floor to ceiling 20ft high windows that gives you a majestic feeling as soon as you enter this home! On the other side is the cozy family room with a gas fireplace, a huge kitchen with lots storage & counter space, a spacious breakfast nook with patio doors leading out to your west facing backyard, and all of this in an open floor plan with rich walnut hardwood & cabinets. Upstairs you will find the master bedroom with a 5pc ensuite & big walk-in closet, a second master bedroom with 3pc ensuite, two more spacious bedrooms sharing a 4pc Jack & Jill bathroom, and a loft/bonus room ideal for a home office or recreation/games area. The laundry room is conveniently located on the main level adjacent to the 2pc bathroom. The unfinished basement awaits your imagination & ideas to turn into whatever your heart desires! This fabulous home is located just minutes from the Westside Rec Centre, 69st Train Station, Public Library, Superstore and Aspen Landing & Signal Hill Shopping Centers with all their amenities, restaurants & shopping!