



GRASSROOTS
REALTY GROUP

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139 St Moritz Terrace
Calgary, Alberta

MLS # A2269974



\$899,000

Division:	Springbank Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,209 sq.ft.	Age:	2005 (20 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Asphalt, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island		

Inclusions: Washer and Dryer in the basement.

Elegant Family Home in Desirable Springbank Hill" Discover this beautifully appointed residence in the prestigious Summit of Montreux community, offering an ideal blend of luxury, comfort, and functionality. The welcoming main floor features an open-concept design with a gourmet kitchen boasting granite countertops, stainless steel appliances, a spacious island, and ample cabinetry for storage. Sunlit living areas with gleaming hardwood floors and large windows flow effortlessly to a private home office—perfect for today's work-from-home lifestyle. A cozy dining area and a gas fireplace in the living room create an inviting atmosphere for family gatherings. Upstairs, the luxurious primary suite impresses with a walk-in closet and a spa-like ensuite featuring dual vanities, a soaker tub, and a separate glass-enclosed shower. Two additional generously sized bedrooms share a well-appointed bathroom, while a cozy family room with balcony access provides the perfect retreat for relaxation. The fully developed lower level offers versatile space with two additional bedrooms, a full bathroom, and a kitchenette—ideal for guests, teens, or a home gym. Practical features include a double attached garage with built-in storage, a professionally landscaped yard, and a prime location near top-rated schools, upscale shopping, scenic parks, and easy access to major roadways. This home combines modern elegance with everyday convenience, making it perfect for growing families or those who love to entertain. Experience refined living in Springbank Hill—schedule your private showing today and make this stunning property your new home!