

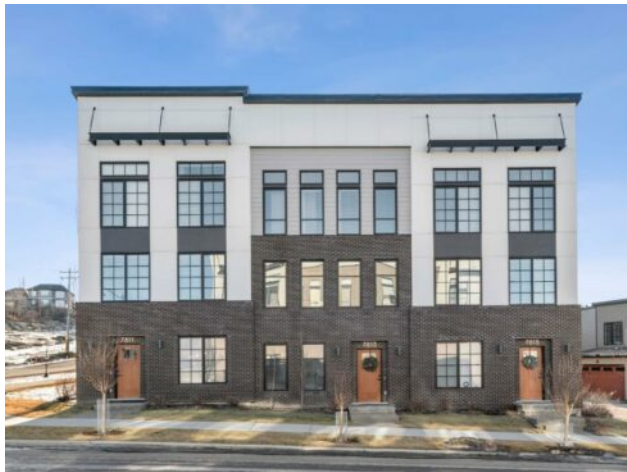


GRASSROOTS
REALTY GROUP

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

7813 Spring Willow Drive SW
Calgary, Alberta

MLS # A2279709



\$749,000

Division:	Springbank Hill		
Type:	Residential/Triplex		
Style:	3 (or more) Storey		
Size:	1,893 sq.ft.	Age:	2021 (5 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, See Remarks		
Lot Size:	-		
Lot Feat:	Other		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 347
Basement:	None	LLD:	-
Exterior:	Brick, Composite Siding, Wood Frame	Zoning:	M-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, See Remarks, Soaking Tub, Walk-In Closet(s)		

Inclusions: All window coverings & 2 X garage remotes

EXCEPTIONAL VALUE IN CALGARY'S PRESTIGIOUS SOUTHWEST! This beautifully maintained former Truman Homes show home showcases elevated design, premium finishes, and thoughtful upgrades throughout. Welcome to this stunning three-storey brick townhome, thoughtfully designed for modern living and timeless style. This residence features a custom gourmet kitchen, an expansive owner's retreat with a spa-inspired ensuite, central air conditioning, a heated double attached garage, a covered balcony, and refined details at every turn. Additional highlights include wrought iron railing accents and a striking 46-inch electric fireplace. The walk-up front entrance provides a warm, street-facing welcome designed for a variety of lifestyles, picture crisp mornings with coffee in hand as you step out to nearby parks, scenic pathways, and local favourites. Inside, a spacious foyer and convenient access from the oversized heated double attached garage set the tone with ample room for daily essentials. This level also offers a versatile bedroom or home office, ideal for guests or working from home. The second level showcases the heart of the home with an open-concept kitchen, dining, and family area designed for both comfort and sophistication. The chef-inspired kitchen impresses with a large quartz island, continuous quartz backsplash, gas range, built-in microwave, and panelled refrigerator for a seamless, upscale finish. Step onto the covered balcony just off the dining area, perfect for year-round grilling and relaxing. The upper level hosts dual primary suites, each complete with walk-in closets and private spa-style ensuites, along with a convenient upper-floor laundry room. Durable laminate flooring flows throughout, while matte black lighting and hardware create a cohesive, contemporary aesthetic. Experience the perfect blend of luxury, location, and

lifestyle in one of Calgary’s most desirable communities.