



201 Spring Willow Street SW
Calgary, Alberta

MLS # A2299690



\$1,495,000

Division:	Springbank Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,806 sq.ft.	Age:	2020 (6 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Backs on to Park/Green Space, Environmental Reserve, Landscaped, Under		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Closet Organizers, Double Vanity, Dry Bar, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound

Inclusions: Book shelves in bonus room

Welcome to an exceptional offering in the prestigious community of Springbank Hill, where elevated design meets everyday function in this stunning 2,806 sq ft + fully finished walkout home backing onto a natural ravine & pathway system with MOUNTAIN VIEWS. From the moment you arrive, the home impresses with a spacious entry & refined finishes throughout, inc. white oak hardwood flooring. A private front den, enclosed by sleek panel glass doors, provides the perfect home office space. The heart of the home is the breathtaking open-to-above great room, anchored by a large scale framed fireplace, while expansive windows flood the space with light & showcase the tranquil ravine views. The designer kitchen is both sophisticated & functional, with white flat-panel cabinetry, matte gold hardware, custom panel French door fridge and dishwasher, Cafe collection 6 burner gas range with double oven and a custom hood fan. A brilliant mix of modern & traditional elements with a blend of herringbone with gold trimmed subway tile niche & a beautifully patterned white quartz counter. Thoughtfully designed pantry shelving, small servery with microwave-cabinet & a well-appointed mudroom elevate everyday convenience. Step outside to your full-width upper deck, the perfect setting to unwind while enjoying uninterrupted views & privacy. Upstairs, the home continues to impress with a vaulted front bonus room featuring a full wall of shelving, along with a well designed laundry room with built-in storage & wash sink. The primary retreat is a nice sanctuary, offering stunning mountain views, a spa-inspired ensuite with separate vanities, a freestanding oval tub, a fully tiled shower with bench & body sprays, & a fabulous walk-in closet with smart built ins. A well-appointed second bath features dual sinks, storage and 2 additional perfect sized bedrooms makes this

upper floor an ideal layout. The fully developed walkout basement is designed for both lifestyle & wellness, featuring chevron-laid white oak hardwood flooring, a fantastic rec room space - perfect for a home theatre/games room, & a private gym with full mirror wall, specialized flooring, & glass partition. A spacious fourth bedroom & full 3 pc bath with tiled shower complete this level. Additional features include central air, water softener, & built-in speakers throughout. Outdoors, the professionally landscaped yard with irrigation blends seamlessly into the surrounding environment, offering a rare private setting. Located in one of Calgary's most sought-after Westside communities, this home offers access to some of the city's top-rated schools, inc. Webber Academy, Calgary Academy, Rundle College, Ernest Manning and Griffith Woods School. Enjoy quick access to Aspen Landing, Westside Recreation Centre, boutique shopping, dining, paths, major routes and only 15 mins to downtown. This is a rare opportunity to own a modern yet warm & inviting, impeccably finished walkout home in an amazing location.