



**259 St Moritz Drive SW
Calgary, Alberta**

MLS # A2302567



\$929,000

Division:	Springbank Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,065 sq.ft.	Age:	2005 (21 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Garden, Landscaped, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Situated in the heart of Springbank Hill—one of Calgary’s most established and prestigious communities—this stunning residence at 259 St Moritz Dr SW offers a perfect blend of elegance and functionality. Spanning 2,800 sq. ft. of finished living space, the home is anchored by rich maple hardwood floors and an abundance of natural light streaming through expansive south-west facing windows. The main floor is designed for both the professional and the entertainer, featuring a private home office with double glass doors and an open-concept kitchen equipped with custom cabinetry, quartz countertops, and stainless steel appliances. Upstairs, the primary suite serves as a true retreat with a spa-like ensuite and deep soaker tub, complemented by a central bonus room and two additional generous bedrooms. The fully finished lower level provides a versatile space for a home gym or media room without compromising on storage. Minutes from elite schools like Webber Academy , Rundle College, and the amenities of Aspen Landing, this home is a masterclass in West Side living.