



**8 Spring Willow Place SW  
Calgary, Alberta**

**MLS # A2131318**



**\$1,588,888**

<b>Division:</b>	Springbank Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,312 sq.ft.	<b>Age:</b>	2005 (19 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Aggregate, Garage Faces Side, Insulated, Oversized, Triple Garage Attached		
<b>Lot Size:</b>	0.23 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Many Trees, Private, Rectangular Lot		

<b>Heating:</b>	Central, In Floor, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings		

**Inclusions:** None

This home is a true gem, blending the tranquility of country living with the convenience of city amenities. Ideal location, nestled in a quiet cul-de-sac backing onto a small urban forest, close to all the essentials like shopping, recreation, and top-notch schools. The interior boasts a spacious 3300+ sq ft, thoughtfully designed layout, with a home office, formal dining room, living room, a centerpiece double-sided fireplace and soaring vaulted ceilings create a dramatic yet cozy atmosphere. Your dream kitchen begins with high-end features such as full height Maple cabinets and doors, oversized island, granite countertops, and backsplash, a stainless steel appliance package includes a 36" 6 burner gas cooktop, range hood, built-in oven and microwave. Three bedrooms upstairs, one 4 pc bath plus an impressive 5 pc ensuite in your primary bedroom retreat. A family room and a den is perfect for extra study or spaces for entertaining or relaxation. Convenient laundry room completes this level. The fully finished basement consists of an additional bedroom and 3 pc bath, wet bar, and recreation room, plenty of space for everyone to spread out and enjoy. Stepping outside to your private fenced backyard, manicured landscaping and mature trees provide a serene backdrop for outdoor activities, whether it's relaxing on the upper deck or gathering on the lower patio. And with a super-sized triple garage, ample storage and workspace, this home truly has it all.