



**145 St Moritz Place SW  
Calgary, Alberta**

**MLS # A2143237**



**\$899,900**

<b>Division:</b>	Springbank Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,013 sq.ft.	<b>Age:</b>	2006 (18 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Many Trees, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Kitchen Island, Pantry, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound		

**Inclusions:** Tv & Mount in living room, Sound System (including built-in speakers and polk amplifier) in basement, Two small TVs and mounts in basement, Fridge in Basement, Shelf in Master Bedroom, Shelf and mirrors in 3rd bedroom, TV & Mount in bonus room, Garage Remotes

Welcome to your family sanctuary in Springbank Hill. This charming home invites you to make lasting memories with loved ones. Step inside to find a conveniently located office den to the right, ideal for remote work or study sessions. The open layout ensures you can keep an eye on the little ones as they play. The kitchen boasts a large island with a breakfast bar and a pantry read to be stocked with all your favourite Costco treats. Adjacent to the kitchen is a dining room perfect for family meals, while the living room provides a cozy space for conversations with friends while dinner is prepared. A mudroom off the double attached garage and a powder room complete this level. Upstairs, a spacious bonus room with vaulted ceilings and ample natural light offers versatile space, potentially serving as an additional bedroom. The generously sized primary bedroom features a large ensuite with dual vanities, a walk-in shower, and a tub, complemented by a walk-in closet. Two additional bedrooms share a designated bathroom on this floor. The lower level features a sizeable family room, ideal for movie nights or cheering on your favourite teams during playoffs. Another bedroom and bathroom provide comfort for guests or a private retreat for teenagers. Laundry facilities are conveniently located in the utility room. Outside, a large patio leads to the west facing backyard, perfect for children to enjoy year-round fun. The home's location is exceptional, surrounded by walking paths and playgrounds, ensuring a safe environment for children to play. Esteemed schools such as Rundle College, Calgary Academy, and Webber Academy are nearby, fostering an environment where your children can thrive. Convenient access to LRT station nearby makes trips to Stampede easy, while proximity to Stoney Trail offers quick escapes to the Rocky Mountains. This home offers not just a

residence, but a lifestyle tailored to modern family living.