



**23 St Moritz Terrace SW
Calgary, Alberta**

MLS # A2177798



\$825,000

Division:	Springbank Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,721 sq.ft.	Age:	2005 (19 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Cul-De-Sac, Low Maintenance Landscape, Rectangular Lot, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Smoking Home, Vaulted Ceiling(s)		

Inclusions: N/A

This ideal family home is located on a quiet crescent with a beautifully treed lot and a west backyard. On the main level you will find an open concept kitchen and living room with soaring 17 foot ceilings and large windows that flood the space with natural light. The main floor also includes a spacious flex room, ideal for use as a home office or dining area, a gas fireplace, a half bath, and a bright, open dining space that opens onto a rear deck, leading to a fantastic backyard with deck and patio. The master bedroom featuring a 5-piece en-suite including a double vanity, a soaker tub, and a walk-in shower. The second and third bedrooms are spacious and bright, offering plenty of room for the whole family. Updates include chef's kitchen w/ stainless steel appliances, a large island with quartz counter tops, and a pantry. The main and upper floors, as well as the stairs, showcase maple hardwood flooring, complemented by tiled areas. Additional upgrades include central air conditioning, and a high-efficiency furnace and hot water tank, both just three years old. This prime location in Summit of Montreux - Springbank Hill is close proximity to the mountains, shopping centers, excellent schools, playgrounds, the LRT and Stoney Trail.