



GRASSROOTS
REALTY GROUP

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137 St Moritz Place SW
Calgary, Alberta

MLS # A2209181



\$988,000

Division:	Springbank Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,915 sq.ft.	Age:	2006 (19 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Oversized		
Lot Size:	0.10 Acre		
Lot Feat:	Cul-De-Sac, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, No Animal Home, No Smoking Home, Quartz Counters		

Inclusions: None

OPEN HOUSE – Sat April 12 (1-3) WOW!! A CUL DE SAC location, fully renovated and move-in ready. This two storey shows its CHARM, ideally situated on a quiet cul de sac in Montreux, and just a short walk to Aspen Landing and a variety of great schools, both private & public – a FANTASTIC LOCATION on Calgary's highly desirable Westside. This home has enjoyed a complete REFRESH. You will love the ' ceilings on the main, new luxury vinyl up & down, designer lighting fixtures & window coverings, quartz counters throughout, new energy efficient windows upstairs and freshly painted too! This home offers 2835 sq ft of living space over three levels with 3+2 beds and 3.5 baths. The open plan on the main offers a great space to entertain and a NEW kitchen you will LOVE… quartz countertops, freshly finished cabinets with accented white cabinets above and NEW APPLIANCES. Upstairs the primary bedroom is generous in size with a walk-in closet and bright & fresh en suite, with quartz counters. The two additional beds up are well-sized and share a 4pc bath, also with quartz countertops. The lower level has been finished offering a large rec room, a 4th & 5th bed and full bath. This home sits on a private lot, with a volume of trees in back and a large west facing rear deck (400 sq ft) where you will love to spend your summer evenings. PLUS… an over-sized garage, a NEW furnace and NEW CENTRAL A/C!!