

32 St Moritz Terrace SW
Calgary, Alberta

MLS # A2175940



\$897,900

Division:	Springbank Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,015 sq.ft.	Age:	2005 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Low Maintenance Landscape, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: BBQ & All items on Top Deck, Alarm Hardware, Shed

Immaculate, lovingly maintained and updated original owner home. Situated on a quiet street in highly desirable Springbank Hill. Minutes to many major amenities. Excellent floor plan with a fully developed walkout basement will accommodate many different family configurations. Kitchen is open to both the living and dining room and is highlighted by espresso-stained maple cabinetry, ample countertop space with a raised breakfast bar, stainless steel appliances, tile backsplash, plus a walk-in corner pantry. Spacious dining area will accommodate a large table and features a garden door out to the rear deck and serene backyard. Spacious adjacent living room features a cozy gas fireplace. Main floor flex room can also be used as your formal dining room, home office or something else, you decide. Convenient main floor laundry located in the rear mud room. Three generous bedrooms up including the primary suite complete with a private ensuite bath with corner soaker tub, his and hers sinks, separate shower, and walk-in closet. The bright bonus room makes a great hang out space. Fully developed walkout basement is full of natural light and boasts a 4th bedroom, full bath and spacious rec room complete with a corner gas fireplace. Walk-out to the covered lower patio and into your beautiful yard that backs to a beautiful stand of trees creating a peaceful, private setting. Updates include, light fixtures, A/C, exterior paint, interior paint, and some appliances. Minutes to many top public and private schools, C-train station, grocery stores, dining options, and a multitude of services in Aspen Landing. Easy access to COP/Win Sport and west to the Rocky Mountains. The total package home!