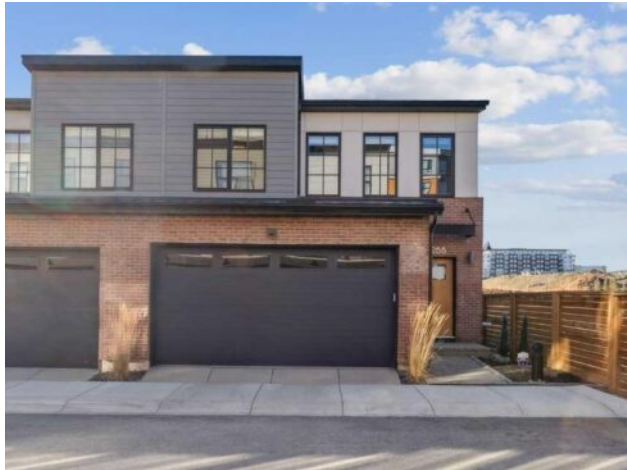




**255, 7820 Spring Willow Drive SW
Calgary, Alberta**

MLS # A2305797



\$799,900

Division:	Springbank Hill		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,693 sq.ft.	Age:	2020 (6 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	-		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 416
Basement:	Full	LLD:	-
Exterior:	Brick, Composite Siding	Zoning:	M-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Recessed Lighting		
Inclusions:	N/A		

*** OPEN HOUSE May 2 SAT 1:30pm-3:30pm & May 3 SUN 2:00pm-4:00pm. Absolutely the lowest price ever! Priced for a quick sale! This END UNIT luxury townhouse with over 2,417 sqft living space offers total 4 bedrooms, 3.5 bathrooms with fully developed walk-out basement, plus heated double (side-by-side) attached garage. The ARCOLA by Truman, a contemporary community, is more than just a typical townhouse, but it is a luxury lifestyle home where you can enjoy convenience without compromising its style and square footage. As you enter the home, the gorgeous tiled foyer welcomes you with an open-concept, 9ft ceiling, and designer finishes. Luxury vinyl plank flooring throughout all three levels, and no more ugly carpet here. The spacious living room is filled with natural light and provides ample space for relaxing and entertaining. The kitchen is showcasing quartz countertops, premium stainless steel appliances pkg, including a T-shaped chimney and gas stove, generous cabinetry, a spacious corner pantry, and a large central island with a breakfast nook. The dining area is surrounded by loads of windows, and a powder room completes the main level. Off to the balcony for morning coffee with your favorite books or alfresco lunch or evening wines. Upstairs, retreat to a spacious primary bedroom featuring a walk-in closet and a spa-inspired 5-piece ensuite with dual sinks and a deep soaker tub on a gorgeous tiled floor. Step out to a dedicated balcony from your bedroom to enjoy the mountain view and fresh breeze. Two more bedrooms are big enough for kids or adults, each with its own walk-in closet, and sharing a 4pc bathroom. There is a convenient upper-level laundry room with shelves. Fully developed WALK-OUT basement expands your living space with a 9 ft ceiling and a huge family room for a home theater, home office, and/or home gym. The 4th bedroom

and another 4pc bathroom are perfect for overnight guests, teenage children, or to rent out for additional income. The heated double garage can fit two cars and still provides additional storage space for all your seasonal gear. For more comfortable living, value-added features are garburator, ceiling fan, and air conditioner. The layout of this home was one of the top sellers, and it does not come to the market very often. Not to mention - just a few minutes' drive to the top-rated schools, Westside Rec Centre, parks, playgrounds, grocery shops, restaurants, cafes, major roads, and public transit to offer the ultimate balance of lifestyle and accessibility. Don't miss this golden opportunity. Book your showing today