



**GRASSROOTS**

REALTY GROUP

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**74 Spring Willow Close SW  
Calgary, Alberta**

**MLS # A2306746**



**\$575,000**

<b>Division:</b>	Springbank Hill		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,430 sq.ft.	<b>Age:</b>	2021 (5 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Heated Garage, Off Street		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Environmental Reserve, Meadow, Views		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 243
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Cement Fiber Board, Composite Siding, Vinyl Siding	<b>Zoning:</b>	R-2M
<b>Foundation:</b>	Perimeter Wall, Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** None.

SOUTH-FACING WITH STUNNING VIEWS | HOMES BY AVI BUILT | WILD FLOWER | PARK & POND BACKDROP | MOUNTAIN VIEWS | CENTRAL A/C | FULL LVP THROUGHOUT | 2 BED / 2.5 BATH / 1,429 SQ FT | DOUBLE ATTACHED TANDEM GARAGE + DRIVEWAY PARKING | LOW CONDO FEES Welcome to this beautifully upgraded, Homes by Avi built townhome in the sought-after Wild Flower complex in Springbank Hill. Showcasing quality construction and refined exterior finishes, this home offers exceptional curb appeal and a level of craftsmanship that stands out. Perfectly positioned with south-facing exposure, the home overlooks a peaceful park and pond with mountain views beyond, creating a bright and private setting filled with natural light. Thoughtfully upgraded during construction, the interior features luxury vinyl plank flooring throughout, delivering a clean, cohesive, and durable finish across all levels. The main floor offers a bright open-concept layout anchored by a well-appointed kitchen with quartz countertops, soft-close cabinetry, stainless steel appliances, and a large island with breakfast bar. The adjoining balcony extends the living space outdoors, ideal for relaxing or entertaining while enjoying the views. Upstairs, two spacious primary bedrooms each feature their own private 4-piece ensuite, offering flexibility for guests, roommates, or a home office. The lower level includes a welcoming foyer with direct access to the double attached tandem garage, plus driveway parking for a third vehicle. Located close to top-rated schools, Westside Recreation Centre, 69th Street LRT, shopping, dining, and pathways, with quick access to the mountains. A move-in ready home offering quality, upgrades, and an exceptional setting.