



255, 7820 Spring Willow Drive SW  
Calgary, Alberta

MLS # A2315804



**\$769,900**

|                  |   |               |                  |
|------------------|---|---------------|------------------|
| <b>Division:</b> | Springbank Hill   |               |                  |
| <b>Type:</b>     | Residential/Four Plex   |               |                  |
| <b>Style:</b>    | Townhouse   |               |                  |
| <b>Size:</b>     | 1,707 sq.ft.  | <b>Age:</b>   | 2020 (6 yrs old) |
| <b>Beds:</b>     | 4   | <b>Baths:</b> | 3 full / 1 half  |
| <b>Garage:</b>   | Double Garage Attached, Heated Garage                         |               |                  |
| <b>Lot Size:</b> | -   |               |                  |
| <b>Lot Feat:</b> | Corner Lot, Cul-De-Sac, Landscaped, Low Maintenance Landscape |               |                  |

|                    |  |                   |              |
|--------------------|--|-------------------|--------------|
| <b>Heating:</b>    | Forced Air, Natural Gas  | <b>Water:</b>     | Public       |
| <b>Floors:</b>     | Ceramic Tile, Laminate   | <b>Sewer:</b>     | Public Sewer |
| <b>Roof:</b>       | Asphalt Shingle, Metal   | <b>Condo Fee:</b> | \$ 416       |
| <b>Basement:</b>   | Full   | <b>LLD:</b>       | -            |
| <b>Exterior:</b>   | Brick, Composite Siding  | <b>Zoning:</b>    | M-G          |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -            |
| <b>Features:</b>   | Built-in Features, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s) |                   |              |
| <b>Inclusions:</b> | N/A  |                   |              |

Exceptional value in Springbank Hill's sought-after Arcola community. Inspired by classic brownstone architecture and thoughtfully designed for modern living, this beautifully appointed townhome offers more than 2,387 square feet of fully developed living space across three finished levels. Ideally positioned at the end of the development, this desirable residence enjoys a level of privacy rarely found in townhome living, with no neighbouring property on one side and a quieter, more secluded setting than most units within the community. Blending the comfort and scale of a detached home with the convenience of a lock-and-leave lifestyle, the open-concept main floor is designed for both everyday living and effortless entertaining. The well-appointed kitchen features stainless steel appliances, abundant cabinetry, sleek matte black fixtures and hardware, a generous walk-in pantry, and excellent workspace for meal preparation. The kitchen flows seamlessly into the dining area and bright living room, where large windows invite natural light throughout the day. A covered balcony extends the living space outdoors, creating the perfect setting for morning coffee or relaxed summer evenings. A discreet powder room and direct access to the double attached garage complete the main level. Upstairs, the spacious primary suite offers a true sense of retreat with direct access to a private covered balcony showcasing west-facing views toward the Rocky Mountains and Calgary's spectacular sunsets. The ensuite features dual vanities, a deep soaker tub, an oversized glass and tile shower, and an integrated walk-in closet. Two additional bedrooms, each with their own walk-in closet, a full four-piece bathroom, and convenient upper-level laundry complete the second floor. The fully developed walkout lower level provides exceptional flexibility, offering a

generous family room with direct access to yet another covered patio, a fourth bedroom, and a full bathroom—ideal for guests, a home office, fitness area, or multigenerational living. Located within the prestigious Arcola at Spring Willow enclave of Springbank Hill residents enjoy close proximity to highly regarded schools, Aspen Landing, parks, walking paths, westside amenities, and convenient access to downtown Calgary, Stoney Trail, and the Rocky Mountains.