



GRASSROOTS
REALTY GROUP

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64 Spring Willow Close SW
Calgary, Alberta

MLS # A2328310



\$649,900

Division:	Springbank Hill		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,576 sq.ft.	Age:	2023 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Corner Lot, Creek/River/Stream/Pond, No Ne		

Heating: Forced Air, Natural Gas

Floors: Carpet, Vinyl Plank

Roof: Asphalt Shingle

Basement: None

Exterior: Wood Frame

Foundation: Poured Concrete

Features: Built-in Features, High Ceilings, Kitchen Island, Pantry, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: \$ 276

LLD: -

Zoning: R-2M

Utilities: -

Inclusions: 3 TV mounts

OPEN HOUSE: Saturday, July 11 12:00-4:00 / Sunday, July 12 12:00-4:00. Welcome to 64 Spring Willow Close SW, a stunning 3 bedroom townhouse located in the premier and most coveted location in the Wildflower complex in Springbank Hill. This end unit home has an expansive deck overlooking the peaceful ravine to the west, and a covered patio looking out onto the green space leading to the pond on the south side, a rare dual view exposure. With 1,576 square feet of interior living space and a spacious balcony at 134 square feet, this 3 bedroom, 2.5 bathroom townhome offers a generous living area with upgraded features throughout. The open concept main level features a bright white kitchen with quartz countertops, a Frigidaire Professional Kitchen package, extended built-in cabinetry including a spacious pantry, all centered around a large island. The adjoining dining and living areas are bright and open, with natural light flowing through three sides of windows, seldom covered by the custom window shutters (\$9000), as the central Air Conditioning and air return system keep you cool and comfortable while enjoying the sunshine and surrounding views. Thoughtfully upgraded, this unit has premium vinyl plank flooring throughout (with carpet on the stairs), and eight foot doors on the main level. A half bath completes the main living area. Upstairs, the spacious primary suite includes a walk-in closet and a private ensuite with a luxurious tiled shower with a rain shower head and multiple body jets. There are two additional bedrooms and a second full bathroom upstairs; this bathroom is tiled to the ceiling, and has a jetted tub as well as a hand shower. The upper level also has conveniently located laundry. The lower level foyer is adjacent to the attached double tandem garage with an electrical vehicle charger, and space on the driveway for visitor/third vehicle

parking. Located in the heart of Springbank Hill, this home is walking distance to Griffith Woods School and Rundle College, with Guardian Angel School, Ernest Manning High School, and Webber Academy all close by, making this a top choice for families. Aspen Landing is just minutes away with grocery, dining, and boutique shopping, alongside Westhills Shopping Centre and Westside Recreation Centre. The paved city biking/walking pathway system is steps outside the door. The quiet and peaceful location of this home, coupled with the convenience of nearby amenities, all surrounded by nature and estate homes, make this property an unparalleled opportunity at an incredible price point! *Of note, this unit's views will not be at all compromised by the planned neighbouring boutique development that is being built on the south side of the building to the east of this section of townhomes.