



GRASSROOTS
REALTY GROUP

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195 St Moritz Terrace SW
Calgary, Alberta

MLS # A2335136



\$888,888

Division:	Springbank Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,062 sq.ft.	Age:	2005 (21 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	No Back Lane, No Neighbours Behind, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Vinyl Windows, Wet Bar		

Inclusions: Playhouse in the backyard, Dishwasher (Basement)

Welcome to 195 St. Moritz Terrace SW, a beautifully maintained family home offering approximately 3,000 sq. ft. of developed living space, thoughtfully designed across three finished levels. Featuring 4 bedrooms, 3.5 bathrooms, a main floor office, a spacious bonus room, and a professionally finished basement completed in 2022, this home delivers the perfect blend of comfort, functionality, and modern style. Situated on a generous lot, this property does not back directly onto neighbouring homes, providing enhanced privacy and a more open feel. The expansive backyard offers plenty of space for children to play, for entertaining family and friends, for gardening, or for simply relaxing outdoors. The bright, open-concept main floor features a spacious living room, a chef-inspired kitchen with an oversized island, a walk-in pantry, a mudroom, and convenient main-floor laundry. A dedicated office near the front entrance makes working from home effortless, while a 2-piece powder room completes the main level. Upstairs, you'll find a spacious primary retreat complete with a walk-in closet and a luxurious 5-piece ensuite, along with two additional bedrooms, a full bathroom, and a centrally located bonus room—perfect for family movie nights or a children's play area. The professionally finished basement is designed for entertaining, featuring a massive recreation room with a fireplace, a stylish wet bar, an additional bedroom with its own 3-piece ensuite, and plenty of storage space. Recent upgrades provide outstanding value and peace of mind, including fresh paint throughout, central air conditioning (2018), a new furnace (2024), and a new hot water tank (2024). Completing the home is a spacious double attached garage, quality finishes throughout, and an exceptional location in the highly sought-after community of Springbank Hill. Enjoy

excellent connectivity across Calgary via Stoney Trail, making commuting throughout the city quick and convenient. Families will appreciate being just minutes from some of Calgary's most prestigious schools, including Webber Academy, Rundle College, Calgary Academy, Ernest Manning High School, and other excellent public and private schools. Parks, playgrounds, shopping, dining, and other everyday amenities are also nearby. With its private setting, oversized backyard, approximately 3,000 sq. ft. of developed living space, thoughtful layout, numerous recent upgrades, and an unbeatable location close to top-rated schools and major roadways, this move-in-ready home presents an exceptional opportunity to own in one of Calgary's most desirable southwest communities. Don't miss your chance to view this exceptional home in Springbank Hill — Call today to book a private tour of this gorgeous property ***Quick Possession Available — No Additional GST! Asking Price Includes GST***