



GRASSROOTS
REALTY GROUP

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91 St Moritz Terrace SW
Calgary, Alberta

MLS # A2338792



\$968,000

Division:	Springbank Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,071 sq.ft.	Age:	2006 (20 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Many Trees, No Neighbours Behind, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Wet Bar		

Inclusions: 2nd wine refrigerator

LOCATION ALERT!!!! Steps to Aspen Landing, central to the Westside - a GREAT location… a rear yard buried in trees, a deck that captures the afternoon/evening sun – WARM & BRIGHT – and no neighbours behind, This home represents exceptional value with 3+1 bedroom, 3.5 baths, a 2 storey with a fully finished basement AND… 2999 sq ft of living space over three levels, perched on the hill, offering peaceful “Big Sky” views and stargazing nights - NICE!! On the main you will find 9’ ceilings and gleaming maple hardwoods in excellent condition. The Great Room in back sits under an 18 foot vaulted ceiling (open to above) with generous window treatments harnessing the grove of aspen in back – CALM & PEACEFUL. The kitchen enjoys s/s appliances and a center island breakfast bar, corner pantry and a bright open dining space leading to the deck with a view. There is also a proper Den/Office on the main. Upstairs you will love the oversized master with 5pc en suite and double vanity incl corner soaker and separate shower. The two additional beds are well-sized and share a 4pc bath. The lower level has been fully finished and shows FANTASTIC! Here you will find a large rec room with wet bar featuring granite counters and two bar/wine fridges. There is a 4th bedroom and beautiful 4pc bath as well, your guests will love.