

# \$1,249,900 - 119 St Moritz Terrace Sw, Calgary

MLS® #A2170146

**\$1,249,900**

4 Bedroom, 4.00 Bathroom, 2,280 sqft

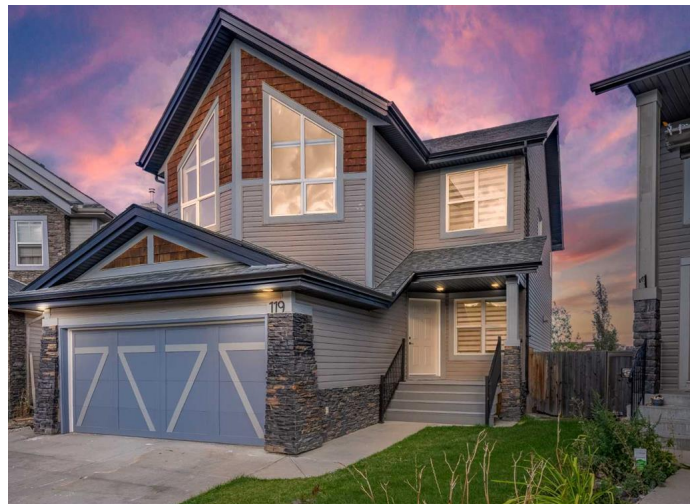
Residential on 0.18 Acres

Springbank Hill, Calgary, Alberta

This stunning two-storey home with a walkout basement is located in the highly sought-after community of Springbank Hill, where over \$200k has been spent on tasteful renovations. You'll be impressed by the quality of the updates throughout. The spacious layout features a large entrance that flows into the open-concept kitchen, dining, and living areas, creating an inviting atmosphere perfect for family living. A versatile den on the main floor can be used as a home office or playroom for the kids. Step outside to enjoy a huge, north-facing backyard with plenty of usable space, perfect for outdoor activities. The convenience of main floor laundry adds to the home's practicality. Upstairs, you'll find a fantastic bonus room with vaulted ceilings, large windows, and abundant natural light. The huge primary bedroom includes an ensuite bath, and two additional bedrooms share a well-appointed 4-piece bathroom. The walkout basement offers even more living space with a one-bedroom illegal suite, providing potential for extended family. This home is a perfect opportunity for families looking to settle in Springbank Hill, with its prime location near parks, schools, and shopping. Don't miss the chance to make this beautiful property yours – book your showing today!

Built in 2006

## Essential Information



MLS® #	A2170146
Price	\$1,249,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,280
Acres	0.18
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	119 St Moritz Terrace Sw
Subdivision	Springbank Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 5X9

### **Amenities**

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Granite Counters, Kitchen Island
Appliances	Built-In Electric Range, Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Range, Refrigerator, Washer, Washer/Dryer, Window Coverings
Heating	Central
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes

Basement Full, Suite

## Exterior

Exterior Features Fire Pit

Lot Description Dog Run Fenced In, Landscaped, Pie Shaped Lot

Roof Asphalt Shingle

Construction Concrete, Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

## Additional Information

Date Listed October 1st, 2024

Days on Market 161

Zoning R-G

HOA Fees 160

HOA Fees Freq. ANN

## Listing Details

Listing Office Royal LePage Mission Real Estate

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