

254, 7820 Spring Willow Drive SW  
Calgary, Alberta

MLS # A2277530



**\$719,900**

**Division:** Springbank Hill

**Type:** Residential/Five Plus

**Style:** 2 Storey

**Size:** 1,556 sq.ft. **Age:** 2021 (5 yrs old)

**Beds:** 2 **Baths:** 2 full / 1 half

**Garage:** Insulated, Tandem, Triple Garage Attached

**Lot Size:** -

**Lot Feat:** Landscaped

**Heating:** Forced Air, Natural Gas

**Water:** -

**Floors:** Laminate, Tile

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** \$ 343

**Basement:** Other

**LLD:** -

**Exterior:** Brick, Cement Fiber Board

**Zoning:** M-G

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Breakfast Bar, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s)

**Inclusions:** N/A

TRIPLE-CAR GARAGE|EXCECUTIVE FINISHINGS|PANORAMIC MOUNTAIN VIEWS. Welcome to effortless elegance in the heart of Springbank Hill, this stunning townhome delivers the perfect balance of upscale living and low-maintenance convenience — ideal for first-time buyers, professionals seeking a refined lock-and-go lifestyle or those looking to downsize without compromising quality. Step inside to an open floorplan where the Living room, kitchen, and Dining areas flow seamlessly; ideal for those that love to entertain. The chef-inspired kitchen is a true highlight, featuring both a peninsula and island for extra prep and seating, a wall of custom cabinetry for organized storage, and a quartz coffee bar with pantry; everything you need at your fingertips. Hosting is effortless with the Dining room's additional custom cabinetry and expansive quartz serving area. A stylish powder room and a sunny west-facing balcony with a natural gas hook-up extend your living space, all framed by 9-foot ceilings that add light and openness. Upstairs you will enjoy the privacy of two spacious primary suites, each with its own spa-like ensuite and custom walk-in closet. The main retreat feels like a boutique hotel, complete with soaring vaulted ceilings, oversized windows, and a seamless ensuite-to-closet design to simplify your morning routine. The spacious second suite doubles as a smart home office or guest/additional bedroom. Everyday conveniences are built right in, including second-floor laundry with stackable energy-efficient LG washer/dryer and added shelving for storage. Car lovers and hobbyists will appreciate the rare, heated triple-tandem garage with waterspout and durable polyaspartic flooring (superior to epoxy); a space as functional as it is impressive. The ultra-quiet central air conditioning system adds to your comfort on those

warm summer nights. Set within walking distance of top-rated public and private schools (including Webber, Rundle, and Guardian Angel), endless parks and pathways, the West (69th Street) LRT station, and newly renovated Westside Rec Centre&mdash;this address delivers on location. Shop, dine, and run daily errands within minutes at Aspen Landing, Blush Lane, and nearby boutiques and caf&eacute;s. This is stress-free living tailored for modern lifestyles. This property is an absolute must see!