

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|EXECUTIVE 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—this address delivers on location. Shop, dine, and run daily errands within minutes at Aspen Landing, Blush Lane, and nearby boutiques and cafés. This is stress-free living tailored for modern lifestyles. This property is an absolute must see!