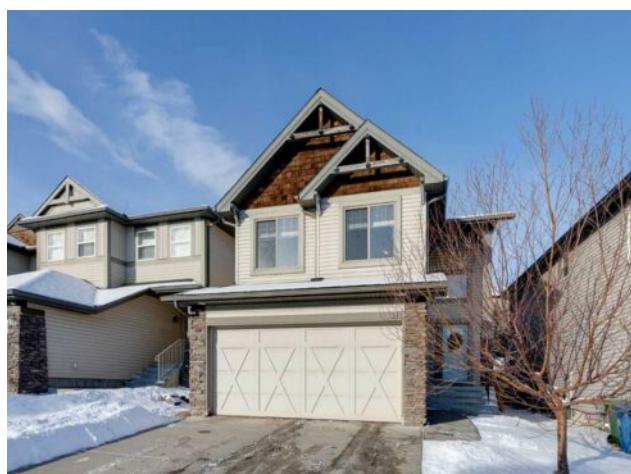


31 St Moritz Terrace SW
Calgary, Alberta

MLS # A2279642



\$889,900

Division:	Springbank Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,936 sq.ft.	Age:	2006 (20 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Faces Front, Insulated		
Lot Size:	0.11 Acre		
Lot Feat:	Garden, Landscaped, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, French Door, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	TV Wall Mount x 3 (Bonus Room, Basement Rec Room, Basement Flex Room), Security Cameras, Nest Door Bell Camera, Nest Thermostat, Shed		

Located on a quiet crescent in the desirable community of Springbank Hill, this two-storey home offers over 2,800 square feet of thoughtfully developed living space, a double attached garage, and a private west-facing yard. With four bedrooms and three-and-a-half bathrooms, the layout is well suited for both everyday living and entertaining. The main floor is defined by rich hardwood flooring, nine-foot ceilings, and large windows that fill the space with natural light. A spacious entryway welcomes you inside, where a graceful archway connects the foyer to the open-concept living, dining, and kitchen areas. The kitchen is both functional and refined, featuring granite countertops, stainless steel appliances including a gas range, a corner pantry, generous cabinetry, and a central island with seating. The living room is anchored by a cozy gas fireplace, while the dining area offers easy access to the back deck through sliding doors. Completing this level are a two-piece powder room and a combined mudroom and laundry area conveniently located off the garage. Upstairs, plush carpet leads to a large bonus room with a vaulted ceiling, creating a comfortable space for relaxation or play. The primary bedroom is set apart as a true retreat, accessed through double doors and offering a walk-in closet along with a well-appointed four-piece ensuite that includes a soaker tub and a standalone shower. Two additional bedrooms are generously sized, one with its own walk-in closet, and are served by a four-piece bathroom. The fully developed basement adds valuable versatility, enhanced with upgraded soundproofing. A massive recreation room provides ample space for media, games, or gatherings. An additional bedroom with French doors and a walk-in closet can also function as a fitness room or home office. A four-piece bathroom and a separate storage room

complete the lower level. Additional features include air conditioning for warm summer nights, a radon mitigation system, and a garage that comfortably accommodates a standard truck. The private backyard is a standout feature, thoughtfully designed for enjoyment throughout the seasons. Facing west and surrounded by mature trees, it offers a sense of seclusion rarely found. A large composite deck leads to tiered terraces that create multiple outdoor living areas. The yard is home to an abundance of flowers, berry bushes and hops. Aspen Landing, with its shops, restaurants, and services, is just a ten-minute walk away. The home is minutes from Guardian Angel School, Calgary Academy, Rundle College, Ernest Manning, and Ambrose University, as well as the West Side Rec Centre, WinSport, and Pinebrook Golf Club. Parks, playgrounds, pathways, and convenient access to 17th Avenue, Stoney Trail, and the 69th Street LRT station make commuting easy, with downtown Calgary reachable in approx 20 minutes. Book your showing today and take time to explore the floor plans and 3D tour for a closer look ahead of your visit.