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247 St Moritz Drive SW
Calgary, Alberta

MLS # A2284470

$989,900

Division:	Springbank Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,290 sq.ft.	**Age:**	2005 (21 yrs old)
Beds:	3	**Baths:**	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper		
Lot Size:	0.12 Acre		
Lot Feat:	Front Yard, Landscaped, Private, Sloped		

Heating:	High Efficiency, Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Hardwood, Tile	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Stone, Vinyl Siding	**Zoning:**	DC (pre 1P2007)
Foundation:	Poured Concrete	**Utilities:**	-

Features: Bar, Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Double Vanity, French Door, Kitchen Island, No Animal Home, No Smoking Home, Pantry

Inclusions: Two Electric Fireplaces, Two Sheds, All TV brackets, Popcorn maker in basement wine area, All mirrors mounted above bathroom sinks, and the extra Fridge & Freezer in utility room. MEDIA ROOM INCL: Theatre Seating, Chair, Ottoman, two Side Tables, TV and all audio visual components.

Located in the exclusive West-Side enclave of the Summit of Montreux, this sophisticated two-story residence offers over 3,240 square feet of meticulously developed total living space. Architecturally designed for families who demand excellence, the home balances a striking "wow factor" with functional elegance, providing an ideal backdrop for both professional entertaining and private rejuvenation. The main level features a purpose-built open-concept layout, where the expansive kitchen, dining, and living areas flow seamlessly together. Anchored by a private main-floor den—perfect for a dedicated home office—the interior displays the hallmarks of quality, including rich millwork, custom cabinetry, and premium plumbing and lighting fixtures. The upper level is thoughtfully tailored for family life, featuring three generous bedrooms, and a sun-drenched easterly facing loft that serves as a perfect secondary lounge or study area. The fully finished lower level is an exceptional retreat for active families with older children, boasting a professional media room for movie nights, a recreational space large enough for a billiards table, a curated wine-tasting room, a full guest bathroom, and extensive storage solutions. The exterior of the home is equally impressive. The professionally landscaped backyard features a south west facing two-tier deck and interlocking stone patio, creating an expansive outdoor living room ideal for hosting refined summer events. Complete with an oversized garage and full air conditioning, this residence is a testament to quality and success. Elite Educational Proximity - Perfectly positioned for families prioritizing academic excellence, this home is located near some of Calgary’s most prestigious institutions: Webber Academy (JK-12): Renowned university-prep with a strong STEM focus. Rundle College (K-12): Multiple campuses nearby

offering top-tier private education. Calgary Academy (K-12): Focused on individualized, student-centered learning. Ernest Manning High School: The designated public high school for the area. Guardian Angel School (K-6) and Griffith Woods School (K-9): Highly-rated options within minutes of the property. Neighborhood Amenities - Enjoy the vibrant West-Side lifestyle with unparalleled access to recreation and services: Westside Recreation Centre: A world-class facility offering swimming, skating, and fitness for all ages. Aspen Landing Shopping Centre: Boutique shopping, professional services, and gourmet dining just a short drive away. Extensive Pathway System: Miles of scenic trails for biking and hiking throughout the community. Proximity to WinSport: Minutes from year-round athletic training and outdoor adventures. If you can imagine welcoming your friends & family into this elegant showstopper, if you dream of entertaining in a home that's a testament to your personality & success and if your family deserves only the best in what life has to offer… then this home might just be... your home.

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