

**255, 7820 Spring Willow Drive SW
Calgary, Alberta**

MLS # A2286525



\$875,900

Division:	Springbank Hill		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,693 sq.ft.	Age:	2020 (6 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 416
Basement:	Full	LLD:	-
Exterior:	Brick, Composite Siding	Zoning:	M-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Recessed Lighting		
Inclusions:	N/A		

Experience elevated living in ARCOLA by Truman, a contemporary townhome community. It's not just a townhouse, but it is more likely a luxury downsizing home where you can enjoy lifestyle with convenience and style. This END-UNIT home is perfectly positioned in a quiet neighbor providing more privacy and bit more space. It offers 2 balconies, 1 patio, over 2,400 sqft of living space including fully developed WALK-OUT basement, featuring 4 bedrooms (3+1) and 3.5 bathrooms. From the moment you step inside and greeted by gorgeous tiled foyer and 9ft ceiling, you'll be wowed and appreciate the designer's touch and bright, open-concept layout. Luxury vinyl plank flooring throughout in all three levels, and no more ugly carpet in this home. 9ft ceilings in main level and the basement. The spacious living area is filled with natural light and provides ample space for relaxing and entertaining. The kitchen is showcasing premium quartz countertop, stainless steel appliances, including T-shaped chimney and gas stove, generous cabinetry, spacious corner pantry, and a large central island with seating, plus there are dedicated dining area and convenient powder room to complete the main floor. Off to the balcony for alfresco lunch or evening wines or sunbathing. Upstairs, retreat to a spacious primary suite featuring a walk-in closet and a spa-inspired 5-piece ensuite with dual sinks and a deep soaker tub on gorgeous tiled floor. Step out to a dedicated balcony from your bedroom to enjoy a cup of coffee and mountain view. Two additional well-sized bedrooms, each with its own walk-in closet, and there is a full bathroom and upper-level laundry room. The fully developed WALK-OUT basement expands your living space with a cozy family room ideal for movie nights or home office or gym, a fourth bedroom, and an additional full bathroom make a

perfect living space for over night guests and teen ager children or rent it out for additional income. The heated double garage can fit two cars and still providing additional storage space for all your seasonal gears. Additional upgrades are garburator, ceiling fan and air conditioner for comfortable living. The layout of this townhouse was one of the top seller and is not coming to the market very often. Not to mention just minutes from top-rated schools, Westside Rec Centre, parks, playgrounds, shops, restaurants, cafes, major roads, and public transit to have ultimate balance of lifestyle and accessibility. Don't miss this golden opportunity. Book your showing today!