

74 Spring Willow Close SW
Calgary, Alberta

MLS # A2290281



\$590,000

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|------------------|---|---------------|------------------|
| Division: | Springbank Hill | | |
| Type: | Residential/Five Plus | | |
| Style: | 3 (or more) Storey | | |
| Size: | 1,430 sq.ft. | Age: | 2021 (5 yrs old) |
| Beds: | 2 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached, Driveway, Heated Garage, Off Street | | |
| Lot Size: | - | | |
| Lot Feat: | Environmental Reserve, Meadow, Views | | |

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|--------------------|--|-------------------|--------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 243 |
| Basement: | None | LLD: | - |
| Exterior: | Brick, Cement Fiber Board, Composite Siding, Vinyl Siding | Zoning: | R-2M |
| Foundation: | Perimeter Wall, Poured Concrete | Utilities: | - |
| Features: | High Ceilings, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s) | | |

Inclusions: NONE.

SOUTH FACING WITH STUNNING VIEWS | PARK & POND BACKDROP | MOUNTAIN VIEWS | CENTRAL A/C | 2 BED / 2.5 BATH / 1429 SQ FT | DOUBLE ATTACHED TANDEM GARAGE + DRIVEWAY PARKING | LOW CONDO FEES Welcome to this beautifully upgraded and move-in ready townhome in the highly sought-after community of Springbank Hill. Perfectly positioned with a south-facing exposure overlooking the park, pond, and distant mountain views, this home offers a rare combination of privacy, scenery, and natural light. Lovingly maintained by the original owners, this home was thoughtfully upgraded throughout during construction and features luxury vinyl plank flooring throughout the entire home along with numerous high-quality finishes that elevate both style and functionality. The main floor showcases a bright and airy open-concept design, where large windows capture incredible natural light and frame the stunning views beyond. At the center of the home is the beautifully appointed kitchen, featuring quartz countertops, soft-close cabinetry, stainless steel appliances, a stylish backsplash, and a large island with breakfast bar, making it the perfect space for cooking, gathering, and entertaining. Just off the kitchen, step onto the south-facing balcony, where you can enjoy peaceful views over the park and pond with the mountains visible in the distance. Whether it's morning coffee, summer barbecues, or relaxing at sunset, this outdoor space truly extends the living experience. Flowing seamlessly from the kitchen, the dining area offers a welcoming space to host family dinners or entertain friends. The adjoining living room provides a comfortable setting to unwind, filled with natural light and designed for both relaxation and conversation. A pantry and convenient powder room are thoughtfully tucked away on the main floor, adding everyday

functionality while maintaining the open layout. Upstairs, you'll find two spacious primary bedrooms, each designed for comfort and privacy. The first features dual closets and a private 4-piece ensuite with walk-in shower, while the second offers a walk-in closet and its own 4-piece ensuite with tub/shower combination, making it ideal for guests, roommates, or a home office setup. The laundry area is conveniently located on the upper level, just steps from both bedrooms. The lower level welcomes you with a bright and spacious foyer, providing direct access to the double attached tandem garage. The driveway also allows parking for a third vehicle, offering additional convenience for guests or multi-vehicle households. Located close to top-rated public and private schools, Westside Recreation Centre, 69th Street LRT, shopping, restaurants, and beautiful walking pathways, this home offers an exceptional lifestyle in one of Calgary's most desirable southwest communities. With quick access to the mountains, weekend escapes are always within reach.