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103 St Moritz Terrace SW
Calgary, Alberta

MLS # A2352184

$839,900

Division:	Springbank Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,898 sq.ft.	**Age:**	2005 (21 yrs old)
Beds:	4	**Baths:**	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, No Back Lane, No Neighbours Behind, Rectangular Lot		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Tile, Vinyl	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame	**Zoning:**	R-1N
Foundation:	Poured Concrete	**Utilities:**	-

Features: Breakfast Bar, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s), Wet Bar

Inclusions: Alarm System & Equipment

4 BEDROOMS | 3 1/2 BATHROOMS | 2 STOREY | 1,898 SQFT | FULLY DEVELOPED BASEMENT | 18-FOOT CEILINGS | NO NEIGHBOURS BEHIND | DOUBLE ATTACHED GARAGE | Welcome to this beautiful family home in the desirable community of Springbank Hill, offering over 2,800 sqft of developed living space, an impressive open-concept design and a private backyard retreat. From the moment you enter, the soaring 18-foot ceilings and expansive windows in the living room create an incredible sense of space, filling the home with natural light. The stunning gas fireplace provides a warm focal point, while the open layout is perfect for everyday living and entertaining. The spacious kitchen features granite countertops, a large island with breakfast bar, ample cabinetry and a convenient walk-through pantry connecting to the main-floor laundry room and garage. Just off the kitchen, the dining area offers direct access to the expansive composite deck, creating a seamless transition to outdoor living. A dedicated front office and 2-piece powder room complete the main level. Upstairs, the spacious primary suite offers a peaceful retreat with a walk-in closet and private 3-piece ensuite. Two additional generously sized bedrooms, each with its own walk-in closet, and a 4-piece bathroom complete the upper level. The open-to-below design overlooks the spectacular living room, allowing natural light to flow throughout the home. The fully developed basement provides additional space for relaxing and entertaining, featuring a large recreation room with a second gas fireplace and wet bar for entertaining. A fourth bedroom with walk-in closet, 3-piece bathroom and additional storage make this level ideal for guests or a growing family. Step outside to your private backyard oasis, where the expansive composite deck overlooks the yard. With no neighbours

directly behind, this outdoor space offers a wonderful sense of privacy. Gather around the backyard fire pit, enjoy peaceful evenings on the deck or simply relax while taking in the tranquil surroundings. Additional highlights include central air conditioning, new hot water tank (2024) and an insulated double attached garage. Ideally located in Springbank Hill, this home offers convenient access to excellent schools, parks, playgrounds, walking paths, shopping, the LRT and Stoney Trail, with an easy escape west toward the mountains. Combining dramatic architectural features, generous living spaces and an exceptional outdoor setting, this is a wonderful place to call home.

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