

# \$924,900 - 95 St Moritz Terrace Sw, Calgary

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MLS® #A2215958

**\$924,900**

4 Bedroom, 3.00 Bathroom, 2,596 sqft

Residential on 0.13 Acres

Springbank Hill, Calgary, Alberta

Welcome to this lovely 4-bedroom home with serene pond views in the heart of Springbank Hill. From the moment you step inside, the soaring open-to-above entryway creates an airy, inviting atmosphere that extends into the great room, highlighted by impressive 18-foot ceilings. The bright and spacious kitchen, living room, and dining nook all enjoy unobstructed views of the tranquil ponds of Aspen Landing. The kitchen is designed for both functionality and style, featuring granite countertops, a pantry, and a raised breakfast bar offering ample storage and prep space. The main floor also includes a dedicated home office, a convenient half bath, and a laundry/mudroom with direct access to the double attached garage. Upstairs, the generous primary suite overlooks the ponds and offers a 5-piece ensuite and a walk-in closet. Three additional well-sized bedrooms—one notably large and south-facing—are serviced by a full 4-piece bathroom. The undeveloped basement is a blank canvas for your future plans, complete with a rough-in for a bathroom and an additional laundry hook-up. With large windows throughout, this home is filled with natural light and perfectly positioned to take full advantage of its picturesque setting.

Built in 2006

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2215958    |
| Price          | \$924,900   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,596       |
| Acres          | 0.13        |
| Year Built     | 2006        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### **Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 95 St Moritz Terrace Sw |
| Subdivision | Springbank Hill         |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3H 5Y1                 |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Closet Organizers, Double Vanity, Kitchen Island   |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas, Mantle  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior Features | None   |
| Lot Description   | No Neighbours Behind, Rectangular Lot, Sloped Down |
| Roof              | Asphalt Shingle                                    |
| Construction      | Stone, Vinyl Siding, Wood Frame                    |
| Foundation        | Poured Concrete                                    |

### **Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 2nd, 2025 |
| Days on Market | 44            |
| Zoning         | R-G           |

### **Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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