95 St Moritz Terrace SW
Calgary, Alberta

MLS # A2215958

$924,900

Division:	Springbank Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,596 sq.ft.	**Age:**	2006 (19 yrs old)
Beds:	4	**Baths:**	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	No Neighbours Behind, Rectangular Lot, Sloped Down		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Ceramic Tile	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full, Unfinished	**LLD:**	-
Exterior:	Stone, Vinyl Siding, Wood Frame	**Zoning:**	R-G
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Closet Organizers, Double Vanity, Kitchen Island		

Inclusions: None

OPEN HOUSE - Sunday June 8th (2:30-4:30pm). $50,000 price reduction!! 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.