

**23 Spring Willow Way SW**  
**Calgary, Alberta**

**MLS # A2298924**



**\$2,095,000**

<b>Division:</b>	Springbank Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	2,122 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Aggregate, Heated Garage, Oversized, Triple Garage Attached		
<b>Lot Size:</b>	0.24 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Irregular Lot, Landsc		

<b>Heating:</b>	Central, In Floor, Forced Air, See Remarks	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stucco	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bar, Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Steam Room, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** N/A

OPEN HOUSE SUN May 3, 2-4PM. Situated on a quiet street in sought-after Spring Willow Estates, this exquisitely renovated walk-up bungalow sits on a beautifully landscaped 0.24-acre lot, offering gorgeous front facing mountain views and a private backyard retreat. Soaring vaulted ceilings and expansive walls of windows flood the main level with natural light, creating an airy and sophisticated ambiance throughout. Extensively renovated in 2018, this home blends modern design and finishes with the charm of a mature community. The grand front entry features impressive ceiling height, designer lighting, and a striking feature staircase leading to the main living area. The chef's island kitchen offers a gas cooktop, double wall ovens, a 42" built-in refrigerator, pantry, and a custom mirrored hood fan. Vaulted ceilings create a remarkable great room with 12-foot windows overlooking the backyard, anchored by a warm wood-burning fireplace plus double doors to a covered outdoor room with its own fireplace—perfect for everyday living and entertaining. An adjacent lounge is equally stunning, featuring another striking gas fireplace, a full bar with glass cabinetry and marble counters, vaulted wallpapered ceilings, and a wall of sliding doors and windows that open to the west-facing front deck with mountain views—an ideal space for relaxing or hosting guests. An additional bright and versatile flex room functions beautifully as a home office, wellness studio, or playroom. The primary suite serves as a serene sanctuary, complete with a built-in walk-in closet and spa-inspired five-piece ensuite featuring an oversized glass shower and soaker tub. Thoughtfully designed by Paul Lavoie Interior Design, the home showcases exceptional attention to detail throughout. The fully developed lower level offers two spacious bedrooms with walk-in

closets, a luxurious five-piece bathroom with a steam shower and soaker tub, and a generous family room—perfect for guests, teenagers, or extended family (could be a 4TH BEDROOM). Completing the home is an oversized heated triple-car garage with epoxy flooring and custom built-in storage; tall enough to accommodate a car lift. Additional features include central air conditioning, heated tile floors on the lower level, custom drapery, power blinds and landscaping irrigation. The large lot is naturally landscaped with mature trees and low-maintenance perennials, and features an oversized deck ideal for dining and lounging, along with a stone patio designed for a fire pit—all easily accessible from the main floor. Set on a peaceful, family-friendly street surrounded by walking trails and welcoming neighbours, this exceptional property offers a rare blend of luxury, design, and privacy. Located near top-rated schools, Aspen Landing Shopping Centre, Westside Recreation Centre, and with convenient access to downtown Calgary and the mountains, this home is truly one of a kind. \*\*See virtual tour