

# \$975,000 - 95 St Moritz Terrace Sw, Calgary

MLS® #A2215958

## \$975,000

4 Bedroom, 3.00 Bathroom, 2,596 sqft

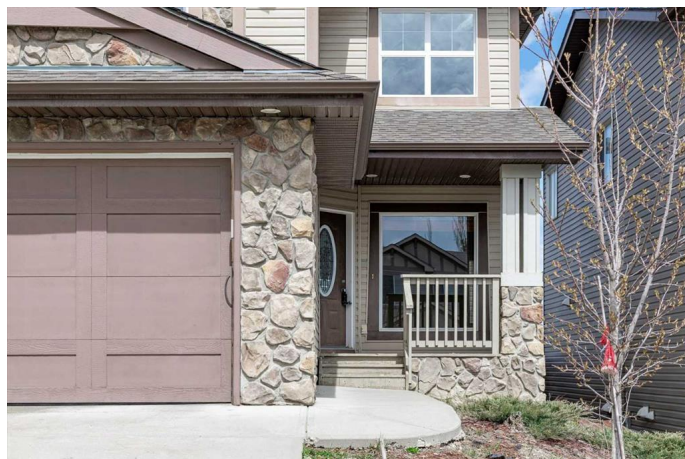
Residential on 0.13 Acres

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	\$975,000
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	17
Zoning	R-G

### **Listing Details**

Listing Office	Real Broker
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