



## 70 Spring Willow Close Calgary Alberta

\$675,000

Welcome to this stunning end-unit, 3 Bed, 2.5 Bath townhome in Springbank Hill, where 1,473 sq.ft. of modern design meets everyday convenience. Imagine starting your morning with coffee on your sun-drenched southwest-facing balcony, overlooking a peaceful green space and stormwater pond. The open-concept main floor is perfect for hosting, with a spacious living and dining area separated by a sleek center island with quartz countertops. The chef's kitchen boasts upgraded stainless steel appliances (gas stovetop, built-in microwave hood fan, French door fridge, dishwasher) and stylish matte black finishes found throughout the home. Upstairs, the primary suite is complete with a walk-in closet and a 4-piece ensuite. Two additional bedrooms provide flexibility--use one as a cozy guest room and the other as a home office or nursery. A second 4-piece bathroom completes the level. The double tandem garage offers space for two vehicles or a home gym/workshop, equipped with a 220V/30A outlet for EV charging or power tools. Plus, an additional driveway parking spot means there's room for a third vehicle. Built in 2023 and meticulously maintained, this home also features LVP flooring, A/C rough-in, and quick access to walking trails, nature, and top amenities such as Aspen Landing, Westhills Shopping Centre, Westside Rec Centre, and the 69th Street LRT Station. Plus, it's close to Calgary's top schools, including Griffith Woods School, Guardian Angel School, Ernest Manning High School, Rundle College, and Webber Academy. Picture yourself living here--contact us or your preferred REALTOR(R) to book your private showing today! (id:6769)

2pc Bathroom 5.50 Ft x 5.08 Ft

Dining room 9.58 Ft x 8.42 Ft

Kitchen 13.58 Ft x 18.67 Ft

Living room 15.50 Ft x 10.83 Ft

4pc Bathroom 6.25 Ft x 7.83 Ft

4pc Bathroom 7.75 Ft x 4.92 Ft

Bedroom 7.92 Ft x 9.00 Ft

Bedroom 10.00 Ft x 11.67 Ft

Primary Bedroom 11.58 Ft x 11.17 Ft

Foyer 15.25 Ft x 4.42 Ft

Listing Presented By:



Originally Listed by:  
Real Broker



See

**Mirror**

100, 707-10 AVE. SW , Calgary, AB,  
T2R 0B3

Phone: 403-969-0267  
arobinson@cirrealty.ca