

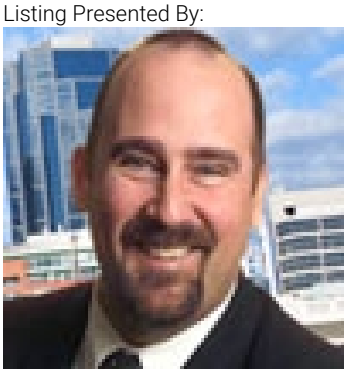
203 St Moritz Drive Calgary Alberta

$930,000

Welcome to 203 St Moritz Drive SW, a beautifully designed two-storey home in the sought-after community of Montreux in Springbank Hill, offering over 2,800 sq. ft. of developed living space, 4 bedrooms, 3.5 bathrooms, a fully finished walkout basement, and a private southwest-facing backyard surrounded by mature trees. The thoughtfully designed main floor features 9-foot ceilings, laminate flooring, and a bright open-concept living area with a cozy gas fireplace and large windows that fill the space with natural light. The kitchen offers tall maple cabinetry, a slate backsplash, a centre island with breakfast bar seating, and a corner pantry. An adjoining breakfast nook provides direct access to the rear deck, while a separate formal dining room is perfect for family gatherings and entertaining. Main-floor laundry and a powder room add everyday convenience. Upstairs, the spacious primary retreat features a walk-in closet and a private 4-piece ensuite with a jetted soaker tub and separate shower. Two additional generously sized bedrooms and a full bathroom complete the upper level. The fully developed walkout basement offers exceptional flexibility, currently utilized by the owners for a home-based business. This versatile space features an expansive recreation area with a second gas fireplace, a fourth bedroom, and a 3-piece bathroom, making it ideal for a home office, creative studio, entertainment space, or guest retreat. Outside, the southwest-facing backyard is a true highlight, featuring an abundance of mature trees that create a beautiful natural privacy screen. Enjoy sunny afternoons and relaxing evenings on the deck overlooking the landscaped and fully fenced yard. Additional features include built-in speakers, water softener, water filtration system, newer hot water tank (2024), and attached double garage equipped with a 220V, 40-amp electrical outlet for ...

Recreational, Games room 25.75 Ft x 21.67 Ft
Bedroom 11.08 Ft x 15.25 Ft
3pc Bathroom 6.83 Ft x 6.50 Ft
Furnace 6.92 Ft x 7.67 Ft
Living room 19.08 Ft x 16.33 Ft
Dining room 11.67 Ft x 15.25 Ft
2pc Bathroom 5.83 Ft x 4.92 Ft
Laundry room 7.58 Ft x 9.00 Ft
Primary Bedroom 16.67 Ft x 11.42 Ft
Other 8.00 Ft x 6.17 Ft
4pc Bathroom 9.83 Ft x 9.83 Ft
Bedroom 11.67 Ft x 11.33 Ft

Listing Presented By:



Originally Listed by:
Royal LePage Solutions

http://www.taejulee.com/

RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca

Kitchen 7.83 Ft x 16.33 Ft

Breakfast 8.92 Ft x 6.00 Ft

Bedroom 11.08 Ft x 10.83 Ft

4pc Bathroom 7.50 Ft x 8.33 Ft