



## 23 St Moritz Terrace Calgary Alberta

\$825,000

This ideal family home is located on a quiet crescent with a beautifully treed lot and a west backyard. On the main level you will find an open concept kitchen and living room with soaring 17 - foot ceilings and large windows that flood the space with natural light. The main floor also includes a spacious flex room, ideal for use as a home office or dining area, a gas fireplace, a half bath, and a bright, open dining space that opens onto a rear deck, leading to a fantastic backyard with deck and patio. The master bedroom featuring a 5-piece en-suite including a double vanity, a soaker tub, and a walk-in shower. The second and third bedrooms are spacious and bright, offering plenty of room for the whole family. Updates include chef's kitchen w/ stainless steel appliances, a large island with quartz counter tops, and a pantry. The main and upper floors, as well as the stairs, showcase maple hardwood flooring, complemented by tiled areas. Additional upgrades include central air conditioning, and a high-efficiency furnace and hot water tank, both just three years old. This prime location in Summit of Montreux - Springbank Hill is close proximity to the mountains, shopping centers, excellent schools, playgrounds, the LRT and Stoney Trail. (id:6769)

Living room 13.00 Ft x 15.42 Ft  
Dining room 12.00 Ft x 9.00 Ft  
Office 11.00 Ft x 11.42 Ft  
2pc Bathroom 8.58 Ft x 2.67 Ft  
4pc Bathroom 8.67 Ft x 5.00 Ft

Bedroom 12.08 Ft x 10.08 Ft  
Bedroom 12.67 Ft x 9.33 Ft  
Primary Bedroom 12.08 Ft x 14.17 Ft  
5pc Bathroom 12.08 Ft x .00 Ft

Listing Presented By:



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