

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

**MLS # A2216317**



**\$1,525,000**

<b>Division:</b>	Springbank Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,013 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Driveway, Heated Garage, Oversized, Triple Garage Attached		
<b>Lot Size:</b>	0.24 Acre		
<b>Lot Feat:</b>	Back Yard, Conservation, Corner Lot, Cul-De-Sac, Fruit Trees/Shrub(s), Gard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Up To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Breakfast Bar, Central Vacuum, Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to this bright and open 5 bedroom home on a .24 acre corner lot with gorgeous mountain views! This Spring Willow Estates, Springbank Hill home is perfect for a large family with 4 bedrooms plus a music / play room up, 5th bedroom on the lower level, a gorgeous landscaped huge backyard and walking distance to multiple schools. The main floor features a spacious island kitchen with gas range, prep sink, walk-in pantry, loads of counter space and storage. French doors open to the back patio and all-day-sun yard with access to walking paths. Front balcony gets afternoon and evening sun with partial mountain views. The over-sized eating nook is adjacent to the kitchen plus there is a formal dining room, living room with fireplace and picture windows and a main floor office. Lower level has a huge family room with exercise area, 5th bedroom, full bath, mudroom with built-in lockers and loads of storage. Over-sized 3 car heated garage has lots of storage space plus there is parking for 3 more cars. Laundry room on upper floor with sink. Irrigation system, updated 200 amp electrical panel, 2 new hot water heaters February 2025, upgraded insulation, new paint and carpet. Yard and garden are fully landscaped with many fruit trees and shrubs and is also low maintenance. This exclusive and ultra-quiet neighbourhood has loads of families and direct access to the extensive pathway systems that make this area so sought after. It is extremely quiet and has very little traffic. Walk to Griffith Woods School, Rundle College, and Aspen Landing shopping area with many shops, coffee shops and restaurants. Easy access to Westside Rec Centre, downtown and to the mountains! See virtual tour!