

\$1,525,000 - 19 Spring Willow Way Sw, Calgary

MLS® #A2216317

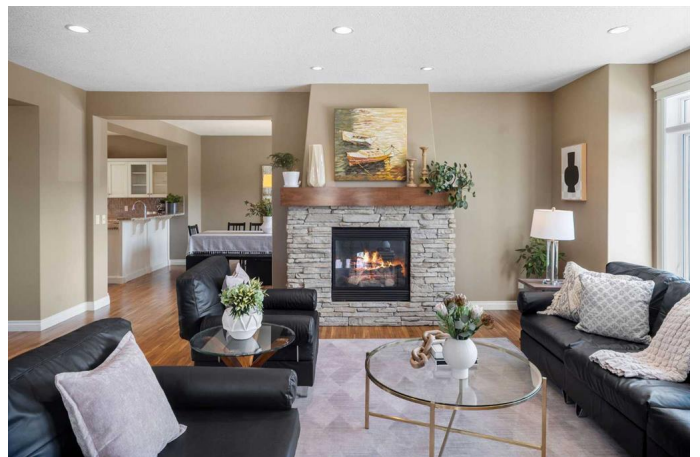
\$1,525,000

5 Bedroom, 4.00 Bathroom, 3,013 sqft

Residential on 0.24 Acres

Springbank Hill, Calgary, Alberta

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!

Built in 2006

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2216317 |
| Price | \$1,525,000 |
| Bedrooms | 5 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 3,013 |
| Acres | 0.24 |
| Year Built | 2006 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-------------------------|
| Address | 19 Spring Willow Way Sw |
| Subdivision | Springbank Hill |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3H 5Z3 |

Amenities

| | |
|----------------|--|
| Parking Spaces | 6 |
| Parking | Driveway, Heated Garage, Oversized, Triple Garage Attached |
| # of Garages | 3 |

Interior

| | |
|-------------------|--|
| Interior Features | Bookcases, Breakfast Bar, Central Vacuum, Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s) |
|-------------------|--|

| | |
|-----------------|--|
| Appliances | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Range, Range Hood, Refrigerator, Washer |
| Heating | Forced Air |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas, Living Room |
| Has Basement | Yes |
| Basement | Finished, Full, Walk-Up To Grade |

Exterior

| | |
|-------------------|--|
| Exterior Features | BBQ gas line |
| Lot Description | Back Yard, Corner Lot, Cul-De-Sac, Fruit Trees/Shrub(s), Garden, Irregular Lot, Landscaped, Lawn, Low Maintenance Landscape, See Remarks, Underground Sprinklers, Conservation |
| Roof | Asphalt Shingle |
| Construction | Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|---------------|
| Date Listed | May 1st, 2025 |
| Days on Market | 1 |
| Zoning | DC |

Listing Details

| | |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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