

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

MLS® #A2216317

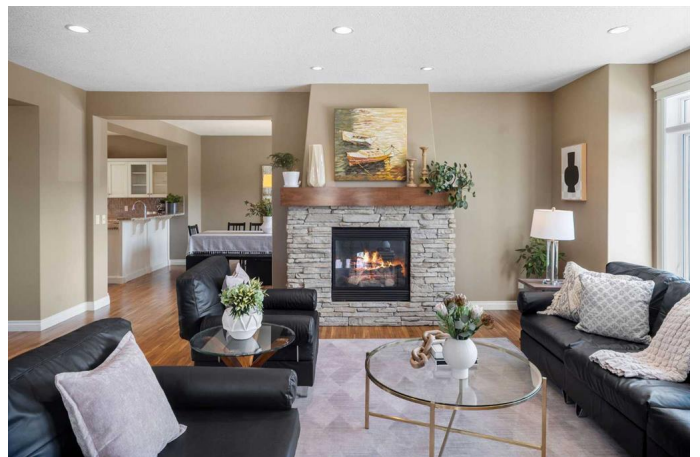
**\$1,525,000**

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)
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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, Landscaped, Lawn, Low Maintenance Landscape, See Remarks, Conservation, Irregular Lot, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 1st, 2025
Days on Market	2
Zoning	DC

## Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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