

\$998,888 - 387 St Moritz Drive Sw, Calgary

MLS® #A2109439

\$998,888

4 Bedroom, 5.00 Bathroom, 2,078 sqft

Residential on 0.10 Acres

Springbank Hill, Calgary, Alberta

Welcome to this rare find located in the beautiful community of Montreau. This unique home has been fully renovated from top to bottom. Main floor boasting natural light with 9'™ ceilings and open to above living area. Main floor office with custom built ins for extra storage. The chef's™ dream kitchen with custom floor to ceiling cabinets is equipped with top of the line STUDIO 42™ built in refrigerator, 36"™ induction cooktop, steam dishwasher and combi wall oven, large island with extra storage and quartz counter top with water fall edges. Family room is accented by large windows, open to above ceiling, TV feature wall with built ins and large gas fireplace. Natural engineered hardwood on the main floor carries up to the second storey to keep the home bright and clean. Head up the stairs to a bright and spacious primary bedroom with walk in closet, built in wardrobes and spa-like bathroom with double sinks, black soaker tub, large glass shower and separate water closet. Move down the hallway to the laundry room with barn door and STUDIO Washtower. Finishing off the upper floor is 2 more bedrooms. Secondary bedroom has walk in closet and 3pc ensuite. The 3rd bedroom has walk in closet, large 3pc ensuite with heated floor. The fully finished basement includes a spacious rec room, TV entertaining area wired for 9.1 surround, stunning bar with quartz counter top, granite undermount sink, dual beverage fridges, wine cooler, large spare bedroom and 3pc bathroom with heated



flooring. Utility and storage rooms finish off the basement. New A/C unit installed last year and a new 75 gallon hot water heater. Garage has been fully finished and floors coated with epoxy. Lots of metal racks and shelves for storage, large LED light bars and newly installed natural gas heater. Smart switches throughout the house make it easy to control lighting at home or away. Ring doorbells at the front and back doors for peace of mind. Ecobee smart thermostat is a nice addition.

Peaceful back yard surrounded by mature trees keeps the yard private for entertaining, with a natural gas line for a BBQ.

This home has it all. Come view today!!

Built in 2005

Essential Information

MLS® #	A2109439
Price	\$998,888
Sold Price	\$1,001,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,078
Acres	0.10
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	387 St Moritz Drive Sw
Subdivision	Springbank Hill
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T3H0B4

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Smart Home, Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Water Heater, Humidifier, Induction Cooktop, Microwave, Oven-Built-In, Range Hood, Washer, Water Softener, Window Coverings, Wine Refrigerator
Heating	Fireplace(s), Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Yard, Landscaped, Many Trees, Private
Roof	Asphalt Shingle
Construction	Concrete, Manufactured Floor Joist, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	February 22nd, 2024
Date Sold	March 10th, 2024
Days on Market	17
Zoning	Direct Control (DC (pre 1
HOA Fees	0.00

Listing Details

Listing Office

RE/MAX Realty Professionals

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.