

# \$1,300,000 - 15 Spring Willow Way Sw, Calgary

MLS® #A2250587

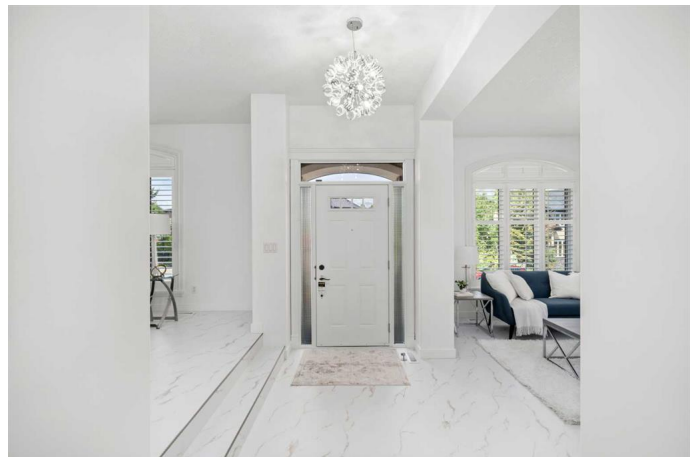
**\$1,300,000**

5 Bedroom, 4.00 Bathroom, 3,020 sqft

Residential on 0.23 Acres

Springbank Hill, Calgary, Alberta

This updated home offers a comfortable blend of style and function on an oversized corner lot surrounded by mature trees that provide privacy and a sense of space. Inside, the freshly painted interior features durable luxury vinyl plank flooring, modern lighting, and tasteful wallpaper accents that add character. The main floor layout is versatile with a dining room that can double as an office or sitting area, a cozy living room anchored by a stone fireplace, and a functional kitchen with painted cabinetry, peninsula seating, prep island, and pantry. French doors lead to a private backyard with patio space, while the breakfast nook and tucked-away tech desk add everyday convenience. A mudroom and updated powder room complete the level. Upstairs, a bonus room provides flexible space for work or play, and the primary suite includes a walk-in closet and ensuite with dual sinks, soaker tub, and separate shower. Three additional bedrooms, a full bathroom, and a laundry room with sink and storage complete the upper floor. The finished basement expands the living space with a large rec room, second fireplace, wet bar, fifth bedroom, full bath, and den perfect for guests or hobbies. The backyard is private and shaded with mature trees, while the oversized garage provides excellent storage with high ceilings. Located in a convenient west-side community, you'll have easy access to shopping, schools, Westside Rec Centre, golf courses, and Griffith Woods. A thoughtful renovation



makes this a practical choice for buyers seeking space, comfort, and a mature neighborhood setting.

Built in 2006

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2250587    |
| Price          | \$1,300,000 |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 3,020       |
| Acres          | 0.23        |
| Year Built     | 2006        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### **Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 15 Spring Willow Way Sw |
| Subdivision | Springbank Hill         |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3H 5Z3                 |

### **Amenities**

|                |                                              |
|----------------|----------------------------------------------|
| Parking Spaces | 4                                            |
| Parking        | Double Garage Attached, Insulated, Oversized |
| # of Garages   | 2                                            |

### **Interior**

|                   |                                                                                                                                                                                                                                        |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Central Vacuum, Chandelier, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|                 |                |
|-----------------|----------------|
| Appliances      | See Remarks    |
| Heating         | Forced Air     |
| Cooling         | None           |
| Fireplace       | Yes            |
| # of Fireplaces | 2              |
| Fireplaces      | Electric, Gas  |
| Has Basement    | Yes            |
| Basement        | Finished, Full |

## Exterior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior Features | Storage                                                            |
| Lot Description   | Back Yard, Corner Lot, Front Yard, Landscaped, Many Trees, Private |
| Roof              | Asphalt Shingle                                                    |
| Construction      | Stone, Stucco, Wood Frame                                          |
| Foundation        | Poured Concrete                                                    |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 21st, 2025 |
| Days on Market | 13                |
| Zoning         | DC (pre 1P2007)   |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | MaxWell Capital Realty |
|----------------|------------------------|

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