

**83 Spring Willow Close SW  
Calgary, Alberta**

**MLS # A2154240**



## \$749,000

|                  |                                  |               |                  |
|------------------|----------------------------------|---------------|------------------|
| <b>Division:</b> | Springbank Hill                  |               |                  |
| <b>Type:</b>     | Residential/Five Plus            |               |                  |
| <b>Style:</b>    | 3 Storey                         |               |                  |
| <b>Size:</b>     | 1,727 sq.ft.                     | <b>Age:</b>   | 2021 (3 yrs old) |
| <b>Beds:</b>     | 4                                | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Driveway, Single Garage Attached |               |                  |
| <b>Lot Size:</b> | -                                |               |                  |
| <b>Lot Feat:</b> | Cul-De-Sac, Landscaped           |               |                  |

**Heating:** Forced Air, Natural Gas

**Water:** -

**Floors:** Tile, Vinyl Plank

**Sewer:** -

**Roof:** Asphalt

**Condo Fee:** \$ 259

**Basement:** None

**LLD:** -

**Exterior:** Brick, Wood Frame

**Zoning:** R-2M

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Built-in Features, Chandelier, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)

**Inclusions:** All attached TV wall brackets, A/C

Nestled in the prestigious community of Springbank Hill, the Wildflower complex by Homes by Avi represents the pinnacle of luxury townhome living. This exceptional 4-bedroom, 2.5-bathroom END-UNIT townhome is a true sanctuary of elegance and style, boasting a wealth of high-end upgrades and gorgeous interior design. Step inside and be captivated by the seamless blend of modern design and timeless sophistication. The expansive open-concept living area is bathed in natural light with additional windows and is anchored by a sleek fireplace in the living room that invites warmth and relaxation. The sleek dining area provides the perfect setting for intimate dinners or gatherings with an adjacent south facing balcony extending your entertaining space. The heart of the home kitchen is adorned with a stunning waterfall quartz-wrapped island, stainless steel appliances and sophisticated matte-black hardware, accentuated by Crate & Barrel pendants. Automated Levolor custom blinds enhance the ambiance on this level, creating a space that is both functional and breathtakingly beautiful. The primary suite on the third level serves as a tranquil retreat, featuring an ensuite with expansive shower and walk-in closet. This level is completed by two more generously sized bedrooms, main bathroom and a convenient upstairs laundry, ensuring that every inch of this home is designed with your comfort in mind. The additional fourth bedroom on the main ground level is rare and offers versatility and convenience, whether as a guest suite, gym or home office. The single attached garage provides ample storage and the front driveway provides additional parking for a second vehicle. Additional thoughtful upgrades such as luxury vinyl plank flooring that flows effortlessly throughout,

upgraded washer & dryer and air conditioning, the attention to detail is what sets this home apart. Outside, the Wildflower complex offers a serene ambiance with lush landscaping and curated pathways, perfectly complementing the natural beauty of Springbank Hill. Located just moments from top-rated schools, premium shopping, and convenient public transit, this townhome is not just a residence—it's a lifestyle. Every detail of this property has been carefully considered and beautifully executed, making it a rare find at this price in one of Calgary's most desirable west side neighbourhoods.