

\$1,752,000 - 36 Spring Willow Terrace Sw, Calgary

MLS® #A2225953

\$1,752,000

4 Bedroom, 4.00 Bathroom, 3,031 sqft

Residential on 0.25 Acres

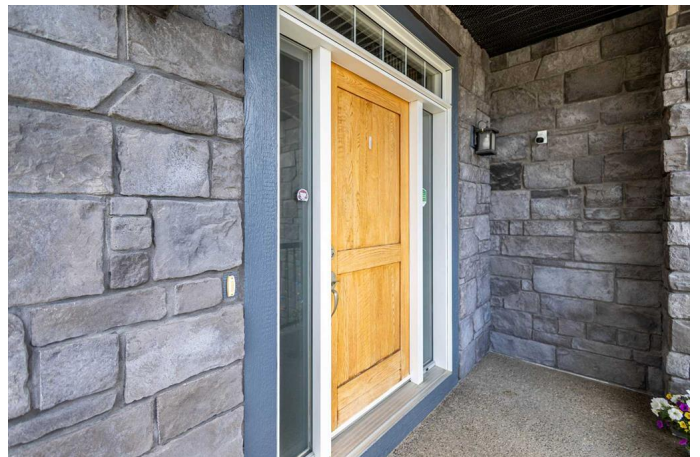
Springbank Hill, Calgary, Alberta

Discover this remarkable, Stunning Custom House with more than 4000+ sqft combined living space with basement and Triple Heated Garage, Over 10000+ sqft lot size, showcasing breathtaking mountain vistas and a spacious west-facing backyard. There are multiple Calgary's top-rated schools nearby, such as Webber Academy, Rundle College, Ernest Manning High School, and Griffith Woods School, easy access to Westside Rec Centre, LRT, and shopping center.

This residence blends luxury and comfort in every detail. The open-concept layout features high ceilings and giant windows that frame the natural surroundings, creating a warm, light-filled atmosphere throughout.

The chef's kitchen is equipped with an oversized granite island, abundant custom cabinetry, and top-tier stainless steel appliances—perfect for hosting or everyday life. The formal dining room with a double-sided fireplace flows effortlessly into the main living area and out to a covered deck, ideal for enjoying evening sunsets by the fire.

Unique to this home is a versatile front den and a striking entertainment room enhanced by vaulted ceilings and dramatic windows. The whole home includes three generous bedrooms and a built-in flex space suited for a study nook or home office. The primary suite is a true retreat, offering a luxurious six-piece



ensuite with floor heated and stream function in the shower room for daily relaxation.

The fully developed basement with in-floor heating adds even more living space with a large games area, wet bar, fourth bedroom, full bath, and a dedicated media room—complete with integrated entertainment equipment. A beautifully landscaped yard, excellent patio space, and a triple attached garage with in-floor heating complete this rare offering in one of the area's most desirable locations. Don't miss such wonderful property.

Built in 2006

Essential Information

MLS® #	A2225953
Price	\$1,752,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,031
Acres	0.25
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	36 Spring Willow Terrace Sw
Subdivision	Springbank Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H0G2

Amenities

Parking Spaces	6
Parking	Triple Garage Attached
# of Garages	3

Interior

Interior Features	Ceiling Fan(s), Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Wet Bar, Bar, Sauna
Appliances	Built-In Oven, Dishwasher, Garage Control(s), Gas Stove, Microwave, Range Hood, Washer/Dryer, Window Coverings, Wine Refrigerator
Heating	In Floor, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Double Sided
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony
Lot Description	Irregular Lot, Landscaped
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 29th, 2025
Days on Market	4
Zoning	R-G

Listing Details

Listing Office	CIR Realty
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