

# \$1,165,000 - 435 St Moritz Drive Sw, Calgary

MLS® #A2224419

**\$1,165,000**

3 Bedroom, 4.00 Bathroom, 2,375 sqft

Residential on 0.13 Acres

Springbank Hill, Calgary, Alberta

OPEN HOUSE â€“ Sun June 1 (1-3pm) A PARK-LIKE setting!! This beautiful two storey sits on a wonderful lot in Montreux, backing a greenbelt/path system, a grove of trees behind â€“ PRIVATE & QUIET - and three doors from a tot park. This home enjoys a wonderful rear deck and a level yard, beautifully landscaped, which blends well with a volume of trees leading to the greenbelt. Insideâ€™ this home offers 2375 sq ft above grade, with an additional 895 sq ft developed downâ€™. 3270 sq ft of living space over three levels!! On arrival you will be struck by a gorgeous, wide open plan that leads you through to the impressive rear deck and yardâ€™ a bank of windows across the back of the great room brings the gardens in â€“ beautiful! Gorgeous maple hardwoods run through the main level, 9â€™â€™ ceilings and an open kitchen, refreshed with quartz countertops and s/s appliances including a double wall oven and gas cooktop â€“ WONDERFUL! The main level also enjoys a sundrenched breakfast nook, leading to the rear deck, as well as a proper dining room. Upstairs, you will enjoy the Bonus Room, under a vaulted ceiling with mountain views overtop of the ravine. The Primary bedroom overlooks the rear yard and green space in back and enjoys a 5pc en suite. The two additional beds up are well sized and share a 4pc bat. The lower level features an amazing HOME THEATRE, complete with projector and screen, receiver & speakers included! You will be the envy of the



neighbourhood, friends and family will be lined at your door for movie nights here! All of this on an impressive 5600 sq ft lot backing the green space – your oasis – nature’s quiet charm.

Built in 2005

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2224419    |
| Price          | \$1,165,000 |
| Bedrooms       | 3           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,375       |
| Acres          | 0.13        |
| Year Built     | 2005        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 435 St Moritz Drive Sw |
| Subdivision | Springbank Hill        |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3H 0B5                |

### Amenities

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

### Interior

|                   |                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters |
|-------------------|------------------------------------------------------------------------------------------------|

|                 |                                                                                                                                                          |
|-----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances      | Central Air Conditioner, Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Oven-Built-In, Garage Control(s) |
| Heating         | Forced Air                                                                                                                                               |
| Cooling         | Central Air                                                                                                                                              |
| Fireplace       | Yes                                                                                                                                                      |
| # of Fireplaces | 1                                                                                                                                                        |
| Fireplaces      | Gas                                                                                                                                                      |
| Has Basement    | Yes                                                                                                                                                      |
| Basement        | Finished, Full                                                                                                                                           |

## Exterior

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Exterior Features | Playground                                                                                  |
| Lot Description   | No Neighbours Behind, Rectangular Lot, Backs on to Park/Green Space, Underground Sprinklers |
| Roof              | Asphalt Shingle                                                                             |
| Construction      | Stucco, Stone                                                                               |
| Foundation        | Poured Concrete                                                                             |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 25th, 2025 |
| Days on Market | 21             |
| Zoning         | DC             |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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.