

# \$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 â€“ your oasis â€“ natureâ€™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
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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	15
Zoning	DC

## Listing Details

Listing Office	RE/MAX First
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