

**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		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	\$ 259
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Frame	<b>Zoning:</b>	R-2M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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&nbsp;extending&nbsp;your entertaining&nbsp;space. The heart of the home kitchen is adorned with a stunning waterfall quartz-wrapped island, stainless steel appliances and sophisticated matte-black hardware,&nbsp;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&nbsp;third level serves as a tranquil retreat, featuring an ensuite with expansive shower and walk-in closet.&nbsp;This&nbsp;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.&nbsp;The additional fourth bedroom on the main ground level is rare&nbsp;and offers versatility and convenience, whether as a guest suite, gym or home office.&nbsp;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.