



Calgary-C-Springbank Hill
12 SPRING WILLOW Place SW

LP \$ 1,919,000
MLS #: C3620764

Status:	Active	Type:	Residential Detached Single Family
DOM:	0	Style:	2 Storey
Rms Abv Gd:	10	Year Built:	2006
Bedrms:	Above: 3/Ttl: 5	Basement:	Full
Full/Half Baths:	4/1	Bsmnt Dev:	Fully Finished
Tot Flr SqFt:	4386.98	Total Sq M:	407.6

A Truly magnificent home in a secluded and private neighbourhood, become part of this exclusive area and the amazing benefits that it has to offer. With biking and hiking trails within walking distance, this property is still just 15 minutes from the inner city. With intricate detailing throughout the home, the craftsmanship and attention to detail is incredible. Featuring a gourmet kitchen and living room designed for entertaining, bringing close family and friends together becomes as easy as 1, 2, 3. Hardwood flooring with custom stonework accents throughout the residence, the property exudes a level of distinctiveness unmatched by other properties in the area. In addition, the home boasts 5 bedrooms with two ensuites, a hidden library and wetbar, in addition to a bonus room and gym to escape the hustle of everyday life. Treat yourself and understanding what truly living like royalty feels like.

Directions:

Virtual Tour:

Brochure: <http://www.sothebysrealty.ca>

	<u>1Pc</u>	<u>2Pc</u>	<u>3Pc</u>	<u>4Pc</u>	<u>5Pc</u>	<u>6Pc</u>	Poss:NEGOTIABLE		<u>Level</u>	<u>Mtr2</u>	<u>SqFt</u>	
Full Baths:	0	1	0	2	0	0	Occupancy: Seller		Main:	180.9	1946.99	
Enst Baths:		0	0	1	1	0			Uppr:	226.7	2439.98	
Addl Rms:	Finish Levels: 3						Garage Dim:	10.97x5.79		AbGd:	407.6	4386.98
Fin Fpl/Rgh:	2/	Fplc Fuel: Gas Only					Elem Schl:	Batallion Park School		Lowr:	67.3	724.09
Fireplace:	Mantle, Stone Facing						Middle Schl:	A.E. Cross School		BIGd:	67.3	723.99
Parking:	Triple Garage Attached						High Schl:	Ernest Manning High School		Total A.G:	407.6	4,386.98

Living Room:	5.18x5.58	M	Master Bdrm:	5.41x4.36	U	Library	4.26x4.87	U
Dining Room:	3.65x5.41	M	Bedrm 2:	4.64x3.12	U	Kitchen With	3.35x6.09	M
Kitchen:			Bedrm 3:	3.65x3.88	U	Laundry Roo	2.13x5.18	M
Family Room:			Bedrm 4:	3.75x3.65	L	Other	3.50x3.88	U
Den:	3.04x3.12	M	Bedroom	4.36x3.65	L			
Bonus Room:	4.57x5.18	U						

Flooring:	Ceramic Tile, Carpet, Hardwood	Foundation:	Concrete
Construct:	Wood Frame	Heat Type:	Forced Air-2
Roof:	Asphalt Shingles	Heat Fuel:	Natural Gas
Exterior:	Stone, Stucco	Remodel:	
Site Influen:	Backs Onto Park/Trees, Cul-De-Sac, Landscaped, No Back Lane, Shopping Nearby	Features:	Ceiling 9 ft., Closet Organizers, Deck, Carbon Monoxide Detectors, Exterior Walls- 2x6', No Smoking Home, Patio, Vaulted Ceiling, Wet Bar, Wall Unit-Built-In, Drapery Rods
Goods Incl:	Air Conditioning-Central, Alarm/Security System, Venetian Blinds, Garage Control, Drapes/Curtains, Dryer, Dishwasher-Built-In, Hood Fan, Garage Opener-2 Control, Garage Opener, Stove-Countertop Gas, Vacuum System Attachments, Vacuum Systems, Washer, Oven-Microwave	Amenities:	Partially Air Conditioned, Fireplaces
Warranty:	None	Restrict:	R-COV, UTILR
Front Exposure:	S	Goods Excl:	

Prop Class:	Single Family	Condo/HOA:	Condo:	HOA:
Condo Name:		Condo/HOA Incl:		
Prk Encl/TTL:	3/6			
Reg Size:				

Total Lot M2:	1002.0	Lot Dimen:	
Frontage:	40.9	Lot Shape:	Irregular
Depth:	29.5	Zoning:	DC (pre 1P2007) DC
Conform:		Front Expos:	S

Mortgage:	\$0	Cash Down:	
Payments:		Due:	
Rate:		Lender:	
Taxes:	\$ 9,609 - 2013	Local Improve	