

780-380-6207
meghan@meghanrobinson.net

8178 Spring Willow Drive SW
Calgary, Alberta

MLS # A2225040



\$1,645,000

| | | | |
|-----------|--|--------|-------------------|
| Division: | Springbank Hill | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 3,227 sq.ft. | Age: | 2005 (20 yrs old) |
| Beds: | 3 | Baths: | 3 full / 1 half |
| Garage: | Heated Garage, Insulated, Oversized, Triple Garage Attached | | |
| Lot Size: | 0.23 Acre | | |
| Lot Feat: | Back Yard, Backs on to Park/Green Space, Corner Lot, Cul-De-Sac, Landscaping | | |

| | | | |
|-------------|---|------------|-----------------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Composite Siding, Stone, Wood Frame | Zoning: | DC (pre 1P2007) |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Vaulted Ceiling(s), Walk-In Closet(s) | | |
| Inclusions: | 2nd Dishwasher, 2nd Microwave, Exterior Storage Shed | | |

Perched on a 10,000+ sq ft lot siding onto and facing natural ravines, this former Albi show home is a rare blend of refined craftsmanship, privacy, and breathtaking views. With over 4,700 sq ft of developed space, this pristine Craftsman-style home combines timeless design with thoughtful upgrades throughout. The oversized, over-height triple garage features in-floor heat, two extra-deep bays, three separate doors, water service, and pristine finishes—perfect for the enthusiast or hobbyist. Inside, you're greeted by soaring 9' ceilings, custom millwork, and expansive floor-to-ceiling windows that flood the home with natural light and frame the surrounding green space. The gourmet kitchen is designed for function and style, complete with new high-end stainless appliances, endless counter space, a walk-through pantry, and an oversized island—ideal for entertaining or everyday living. The casual dining area flows into a warm, inviting living room anchored by a striking double-sided fireplace. A separate formal dining room with coffered ceilings and a classic main floor den add both elegance and flexibility. Upstairs, the vaulted bonus room offers incredible views and a quiet place to unwind. All bedrooms are generously sized with exceptional closet space. The primary retreat is a standout—featuring a spa-inspired ensuite with in-floor heat, coffee bar, and a beautifully outfitted walk-in closet. The fully developed basement offers in-floor heating, a large rec room, full wet bar, 4-piece bath, and 4th bedroom. Outside, the refreshed exterior is accented with exposed aggregate concrete, a wraparound veranda, and private outdoor spaces that connect seamlessly with the natural surroundings. Additional features include A/C, central vacuum, built-in Bose audio system, underground sprinklers, and custom window treatments throughout. An immaculate home on

a truly exceptional lot—this is Springbank Hill living at its finest.