

# \$1,695,000 - 8178 Spring Willow Drive Sw, Calgary

MLS® #A2225040

**\$1,695,000**

4 Bedroom, 4.00 Bathroom, 3,227 sqft

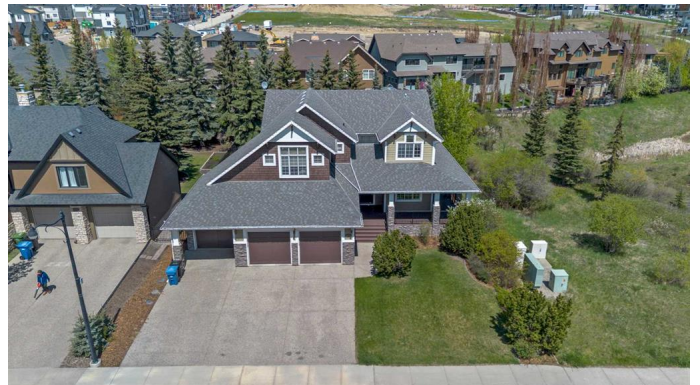
Residential on 0.23 Acres

Springbank Hill, Calgary, Alberta

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.

Built in 2005

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2225040    |
| Price          | \$1,695,000 |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 3,227       |
| Acres          | 0.23        |
| Year Built     | 2005        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                             |
|-------------|-----------------------------|
| Address     | 8178 Spring Willow Drive Sw |
| Subdivision | Springbank Hill             |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3H 5Z4                     |

**Amenities**

|                |                                                             |
|----------------|-------------------------------------------------------------|
| Parking Spaces | 6                                                           |
| Parking        | Heated Garage, Insulated, Oversized, Triple Garage Attached |
| # of Garages   | 3                                                           |

## Interior

|                   |                                                                                                                                                                                      |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Vaulted Ceiling(s), Walk-In Closet(s)              |
| Appliances        | Bar Fridge, Central Air Conditioner, Dishwasher, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Wine Refrigerator, Oven-Built-In |
| Heating           | Forced Air, Natural Gas                                                                                                                                                              |
| Cooling           | Central Air                                                                                                                                                                          |
| Fireplace         | Yes                                                                                                                                                                                  |
| # of Fireplaces   | 1                                                                                                                                                                                    |
| Fireplaces        | Double Sided, Gas, Living Room, Stone                                                                                                                                                |
| Has Basement      | Yes                                                                                                                                                                                  |
| Basement          | Finished, Full                                                                                                                                                                       |

## Exterior

|                   |                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Private Yard                                                                                                                |
| Lot Description   | Back Yard, Corner Lot, Cul-De-Sac, Landscaped, Rectangular Lot, Treed, Underground Sprinklers, Backs on to Park/Green Space |
| Roof              | Asphalt Shingle                                                                                                             |
| Construction      | Composite Siding, Stone, Wood Frame                                                                                         |
| Foundation        | Poured Concrete                                                                                                             |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | May 29th, 2025  |
| Days on Market | 19              |
| Zoning         | DC (pre 1P2007) |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.