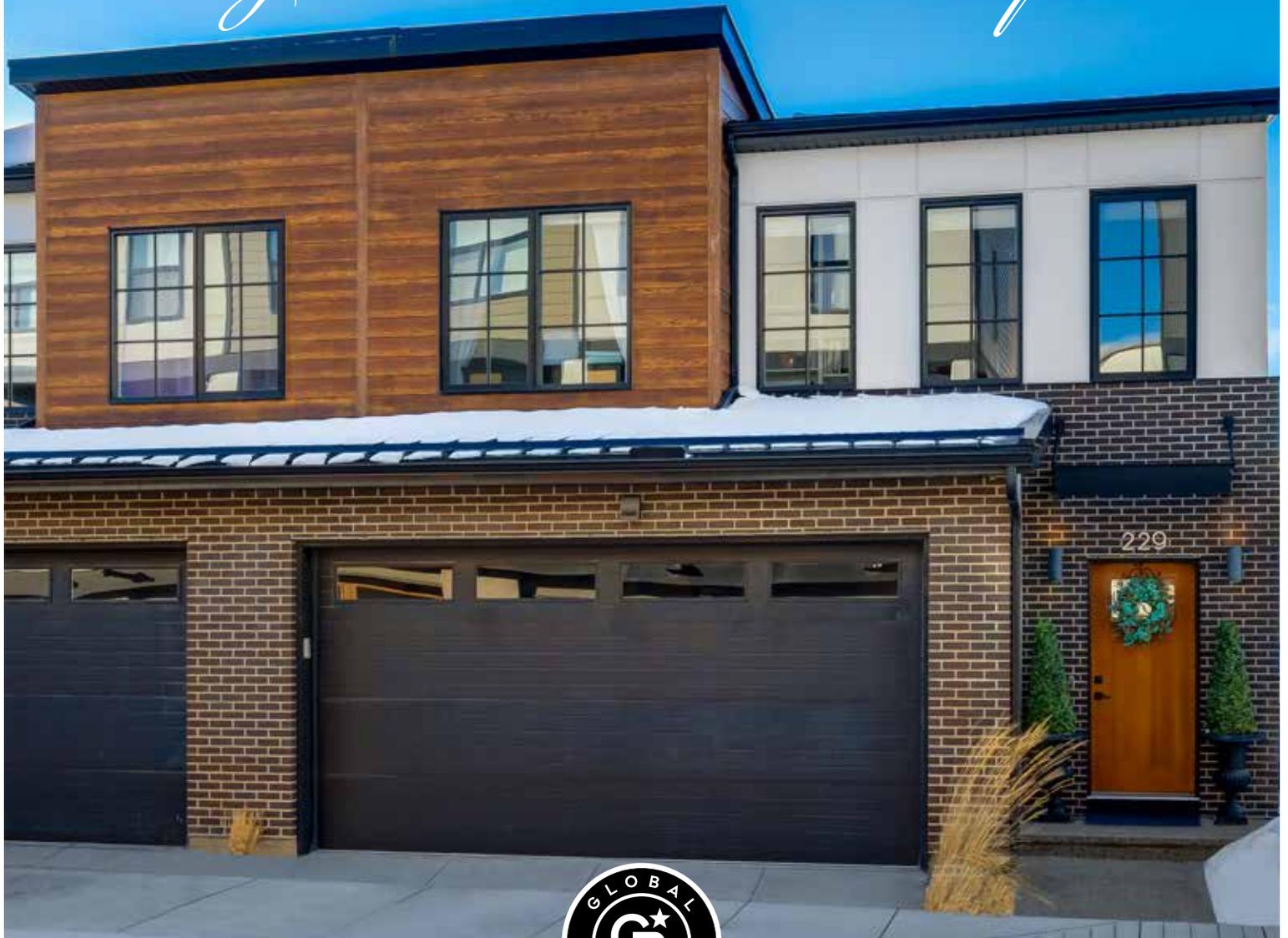


EXQUISITE SPRING WILLOW RESIDENCE

Your Urban Sanctuary



COLDWELL BANKER
MOUNTAIN CENTRAL
THE STARNES GROUP

229 7820 SPRING WILLOW DRIVE SW | CALGARY, ALBERTA, CANADA
COMMUNITY OF SPRINGBANK HILL

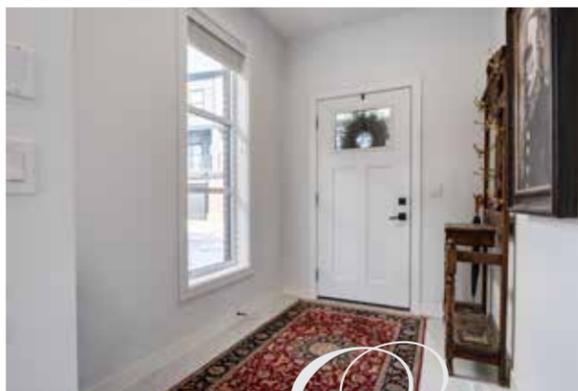


FABULOUS LOCATION

Set within the highly sought-after Springbank Hill neighbourhood, adjacent to Aspen Landing, this residence makes a striking first impression with its contemporary townhome architecture and high-quality exterior finishes. The home features a tasteful blend of brick and hardy board siding that creates both visual interest and durability, while the asphalt tin roof detailing adds a modern element to the exterior façade. Landscaped grounds surround the property on three sides, with tidy, low-maintenance planting that enhances the streetscape and complements the modern design.







THE EXPERIENCE OF ARRIVAL

From the moment you step through the wood front door, a sense of calm welcomes you in. Natural light pours through expansive windows, gently illuminating the open living spaces beyond and creating an atmosphere that feels both uplifting and serene. There's an immediate impression of thoughtful design — a seamless flow that invites you to slow down, breathe deeply, and settle in.

Soft textures, clean lines, and harmonious finishes come together to create a space that feels effortlessly refined without sacrificing comfort. Whether returning home after a long day or greeting friends for an evening gathering, the home embraces you with a quiet confidence.

It's the kind of space that feels peaceful the moment you enter — welcoming, grounded, and undeniably inviting. A place where everyday living feels elevated, and where you instinctively know you're home.





THE LIVING SPACE – DESIGNED FOR PRESENCE

The living area unfolds as a study in proportion and light. Anchored by clean geometry and uninterrupted sightlines, the space feels expansive yet composed. Generous windows act as architectural frames, drawing in natural light that shifts throughout the day and animates the room with subtle movement.

Nine-foot ceilings and spatial flow work in quiet harmony, creating volume without excess. The openness encourages effortless connection to the surrounding dining and kitchen areas, while still maintaining a defined sense of place.

Light hardwood floors, connect the spaces on all levels of the home creating symmetry throughout. Materials and finishes are restrained and refined, allowing texture and tone to take precedence over distraction. The result is a room that feels calm, curated, and inherently livable. It's equally suited for quiet mornings with coffee as it is for evenings of conversation and gathering. The oversized modern electric fireplace with its deep mantle provides a coziness to the space and anchors the room. Windows on either side of the fireplace provides additional natural light.





KITCHEN & DINING – SEAMLESS FORM AND FUNCTION

The kitchen presents itself as both a design feature and a functional centerpiece. Clean-lined cabinetry with sleek black hardware integrates effortlessly into the architecture, creating a streamlined aesthetic that feels intentional and uncluttered. Surfaces are expansive and refined, offering both visual clarity and practical workspaces — a setting where everyday preparation feels elevated. The five-burner gas range is centered on a wall of quartz counters with a quartz backsplash seamlessly flowing up the range wall, creating a cohesive esthetic. Drawers as well as cabinets are integrated into the work area along with a partial walk-in pantry and built-in *Fisher Paykel* refrigerator. Three glass and black pendants hang over the large island where the *Blanco* double sink is positioned along with the microwave for easy access.







DINING AREA

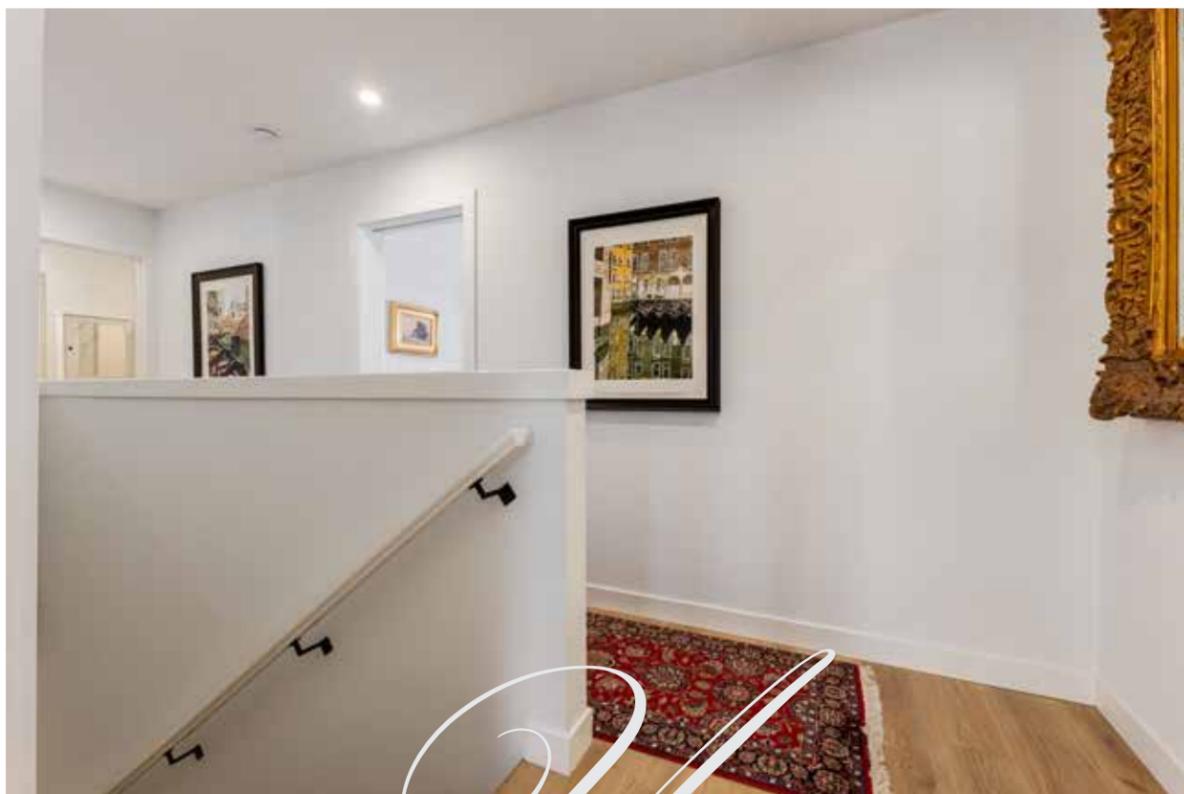
Anchored by strong horizontal lines and balanced proportions, the kitchen flows naturally into the large dining area, reinforcing the open-concept design. This adjacency creates an intuitive rhythm between cooking, gathering, and conversation. The dining space itself is framed by natural light, offering a composed yet inviting atmosphere for both casual meals and curated dinner evenings. The owners added a wall of upper built-in glass cabinets as well as a buffet that doubles as a desk, conveniently positioned near the kitchen. A beautiful vintage chandelier with ornate iron carvings hangs over the dining table lending to a different era. Huge windows and a sliding patio door lead out to the covered west facing deck convenient for barbecuing. Whether hosting summer gatherings or enjoying a quiet evening meal outdoors, the transition feels fluid and effortless.





Together, these spaces create a unified environment — modern in expression, efficient in design, and thoughtfully connected.





THE UPPER LEVEL – A PRIVATE RETREAT IN FORM AND FUNCTION

Ascending to the upper level, the architecture shifts subtly from open-concept connectivity to intentional privacy. The sleeping quarters feel composed and serene — a deliberate retreat from the rhythm of the main floor. Clean lines continue here, but the atmosphere softens, prioritizing calm, rest, and restoration.



PRIMARY BEDROOM

The primary suite is expansive yet restrained, defined by balanced proportions and natural light that filters gently into the space. It feels elevated without excess — a sanctuary shaped by thoughtful design rather than ornamentation. A tray ceiling with a wood ceiling fan is centered in the room. An upper-level patio is accessible from the primary suite offering beautiful vistas of the mountains and sunsets.







PRIMARY ENSUITE

The primary ensuite extends the architectural narrative. Generous in scale and refined in finish, it offers a spa-inspired environment where materiality and space work in harmony. The layout feels intentional and fluid, creating a sense of openness while preserving comfort and privacy — a true extension of the suite itself. His and her vanities adorned with black matte plumbing fixtures, quartz counters and beautiful oversized round mirrors flank the modern, sleek soaker tub. Huge windows are placed by the tub providing an abundance of natural light. Finishing the ensuite is an oversized shower with beautiful faux marble tiles, black matte fixtures complete with a bench and glass door. Accessible from the ensuite, the walk-in closet was thoughtfully designed with built-in drawers, shelves and plenty of hanging space.





ADDITIONAL BEDROOMS

The two additional bedrooms on this level maintain the same clarity of design, offering flexibility for guests, family, or workspace without compromising cohesion. One of the bedrooms is currently being used as a study/tv room where the closet has been converted into a library with custom shelving. The second bedroom has an oversized custom closet and plenty of space for bedroom furniture. A unique sloped ceiling is featured in this room offering an interesting architectural element. Together, the upper-level balances sophistication with livability. It is a space designed not only to impress, but to support the rhythms of daily life with quiet confidence and architectural integrity.





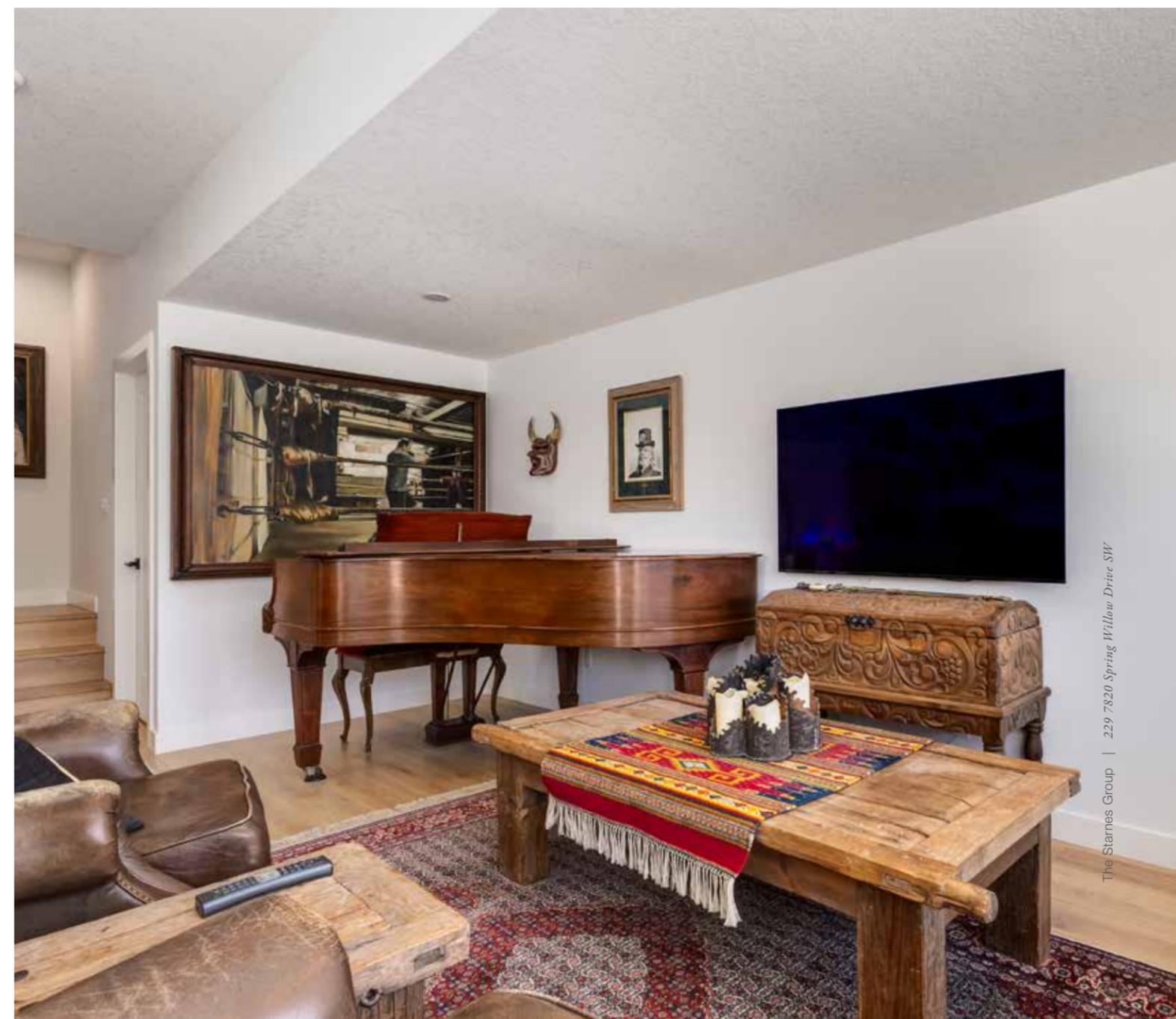
LAUNDRY ROOM

Even the laundry area reflects this commitment to purposeful living. Added cabinetry ensures storage remains integrated and unobtrusive. Rather than a utility space hidden away, it feels considered — practical yet polished.

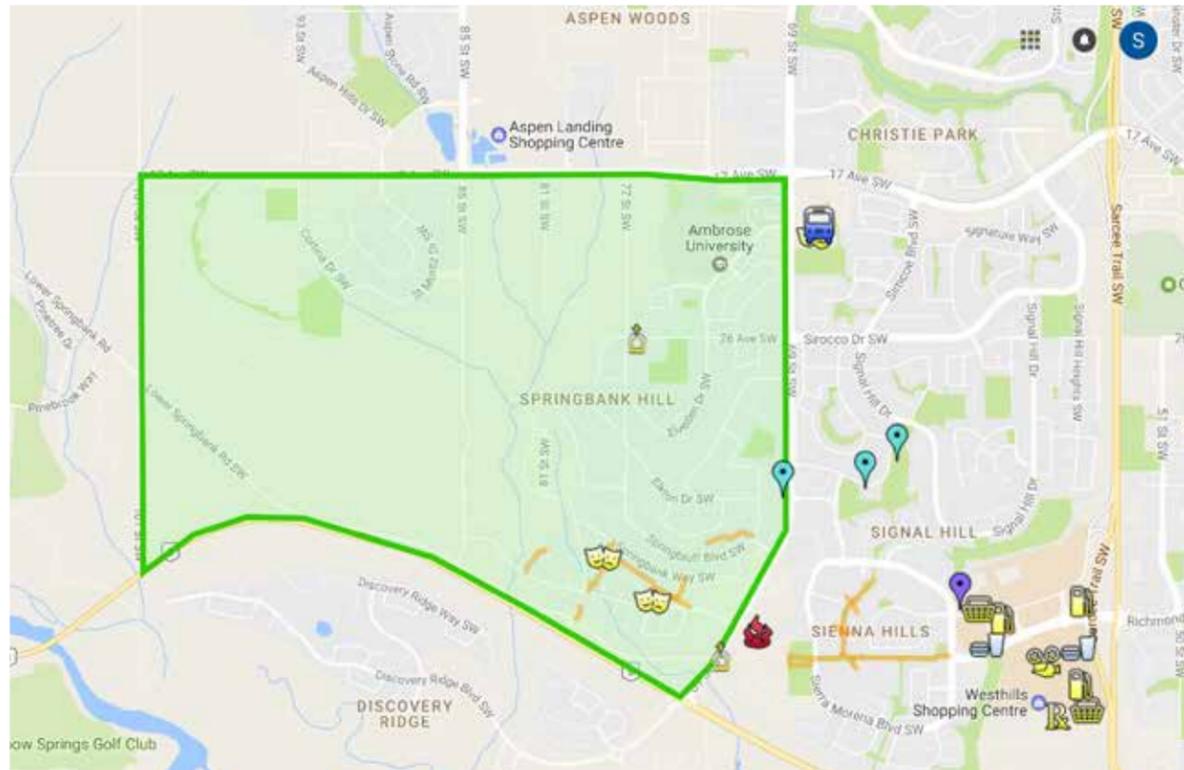


LOWER-LEVEL ENTERTAINING

The fully developed walk-out lower level continues the same finishing as the rest of the home with hardwood floors and high ceilings. On this level a fourth bedroom, a three-piece bathroom and a spacious family area, with room for a grand piano, complete the space. Additionally, the homeowners have built an entire wall of custom cabinetry providing extra storage. Large windows and glass sliding doors run the full length of the west facing wall allowing natural light to flood the space and provide access to the rear patio.







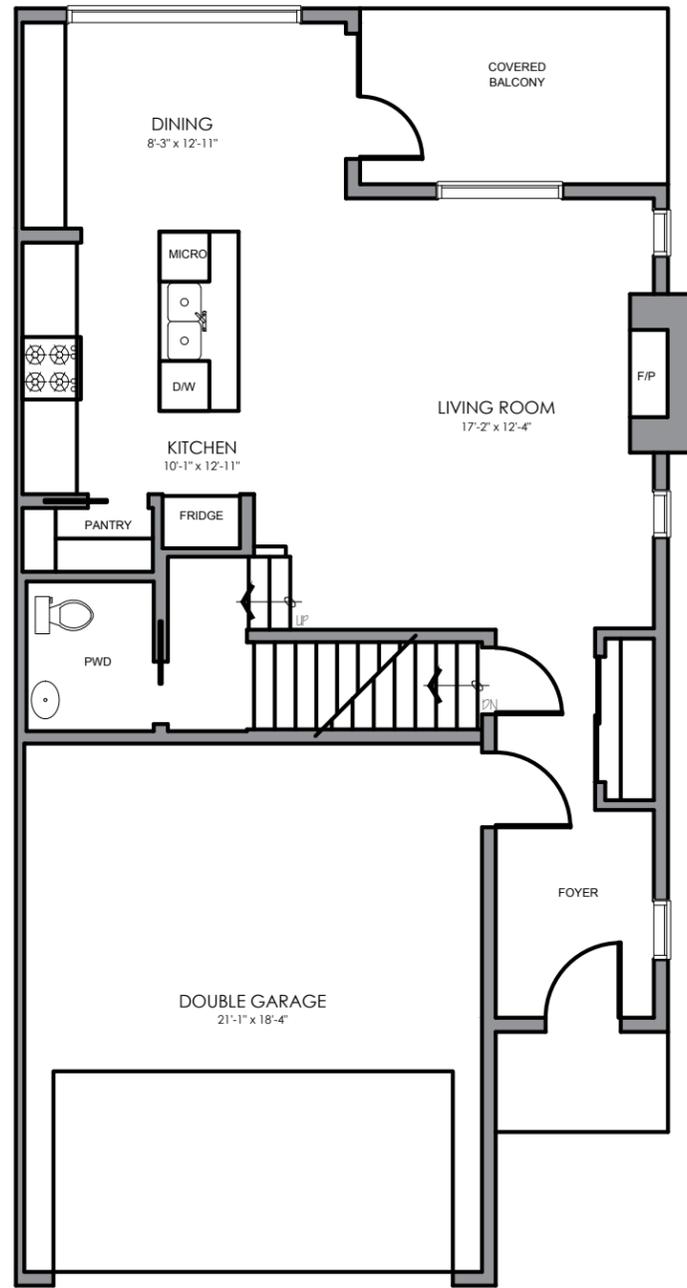
COMMUNITY OF SPRINGBANK HILL IN SOUTHWEST CALGARY

Springbank Hill is a large and diverse community in the SW quadrant of Calgary bounded to the north by 17th Avenue, to the south by Glenmore Trail, to the east by 69th Street SW and to the West by 93rd Street SW. It is a part of the larger area in Southwest Calgary known as the 'West Side' or 'West Hills'. Springbank Hill as a neighborhood contains several subdivisions including Springborough, Summit of Montreux, Springbank Hill, Fortress, Anatapi, Mystic Ridge and Spring Valley estates. Springbank Hill was established in 1999, on land annexed to the City of Calgary in 1994. Springbank Hill is centrally and conveniently located just a five-minute drive from the c-train station as well as to shopping areas including Aspen Landing, West Hills Shopping Centre, Strathcona Shopping Centre and the shops of West 85th. Westside Recreation Centre (a leisure lifestyle center for the whole family) is close by as are many of the best private and public schools in the city. The quick access out to the highway for trips to Banff, Nakiska and Lake Louise make for a lovely drive. Shopping, schools and world-class amenities are so close at hand that you don't need to go far from this exclusive quiet enclave to get what you want and need.





MAIN LEVEL



Main Floor Space: 765.6 square feet

Upper-Level Floor Space: 935.56 square feet

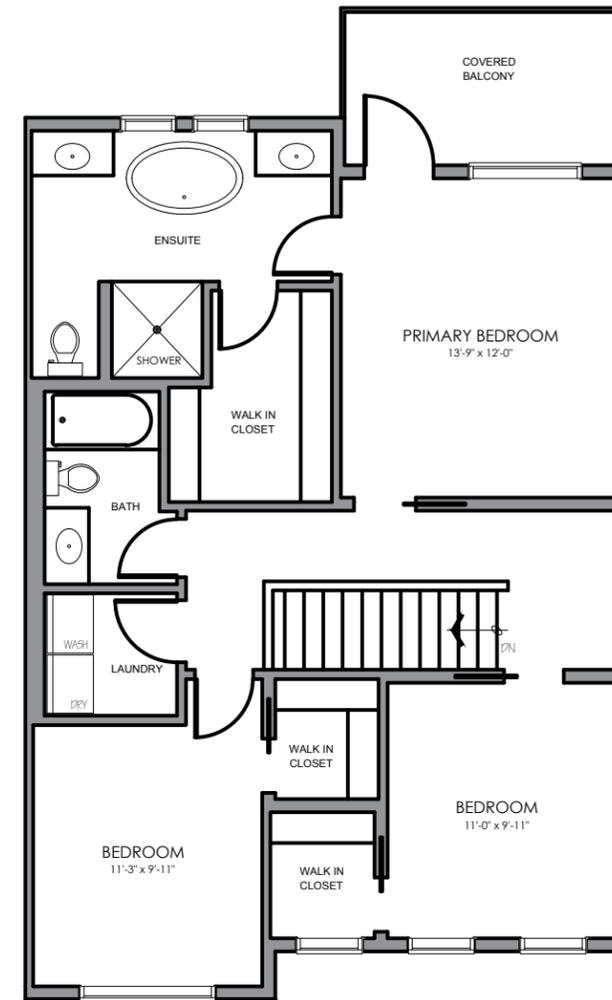
Total Above Grade Floor Space: 1,701.16 square feet

Lower-Level Floor Space: 679.1 square feet

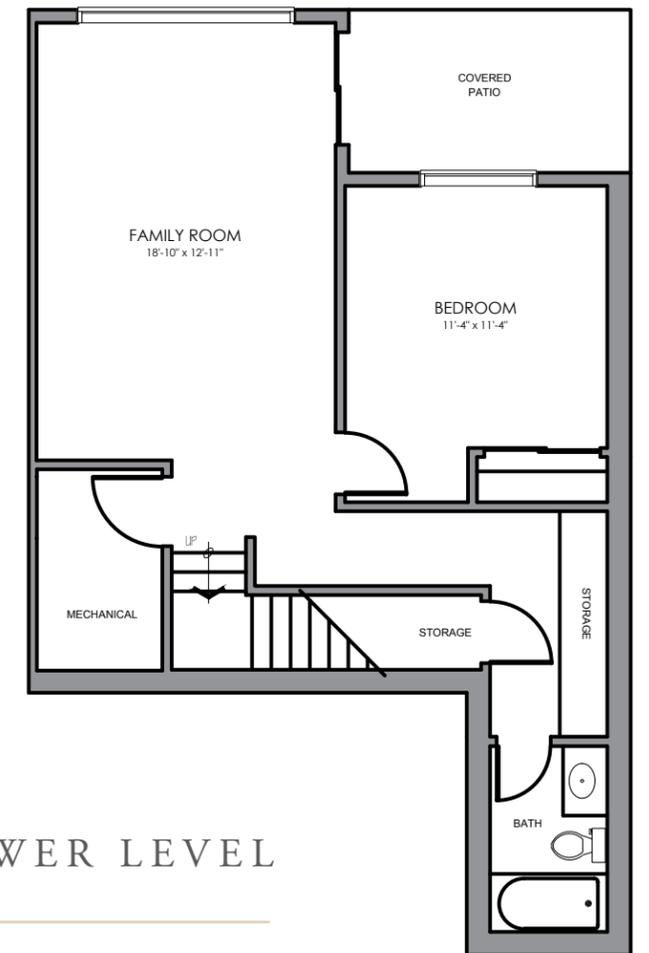
Total Developed Floor Space: 2,380.26 square feet

Garage Space: 409.7 square feet

UPPER LEVEL



LOWER LEVEL



ESO INSURED

DISCLAIMER: ALL TOTAL AREA MEASUREMENTS COMPLETED AND INSURED BY SQUARE ONE MEASURE USING THE RMS GUIDELINES SET OUT BY RECA (REAL ESTATE COUNCIL OF ALBERTA). MEASUREMENT INSURANCE PROVIDED IS TO BE CONSIDERED VOID WITHOUT PAYMENT AND NO ALTERATIONS, CHANGES, OR MANIPULATIONS CAN BE MADE TO THE DRAWING PACKAGE WITHOUT THE APPROVAL OF SQUARE ONE MEASURE. TOTAL SQUARE FOOTAGE MEASUREMENTS ARE BASED ON THE AREA WITHIN THE ALLOWED PERIMETER OF THE DETACHED OR ATTACHED HOME. THEY DO NOT INCLUDE DECKS, PATIOS, GARAGES, VAULTED "OPEN TO BELOW" AREAS, PLANT LEDGE WINDOWS, AREAS WITH FLOOR TO CEILING HEIGHTS BELOW FIVE FEET, AND FIREPLACE CANTILEVERS. FOR MORE INFORMATION ON THE RESIDENTIAL MEASUREMENT STANDARD (RMS) PLEASE VISIT: WWW.RECA.CA



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