

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

MLS® #A2225040

**\$1,695,000**

4 Bedroom, 4.00 Bathroom, 3,227 sqft

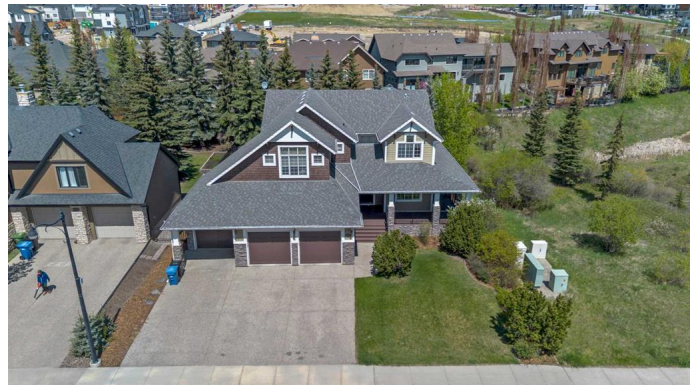
Residential on 0.23 Acres

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 | 18              |
| Zoning         | DC (pre 1P2007) |

## Listing Details

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

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