

\$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

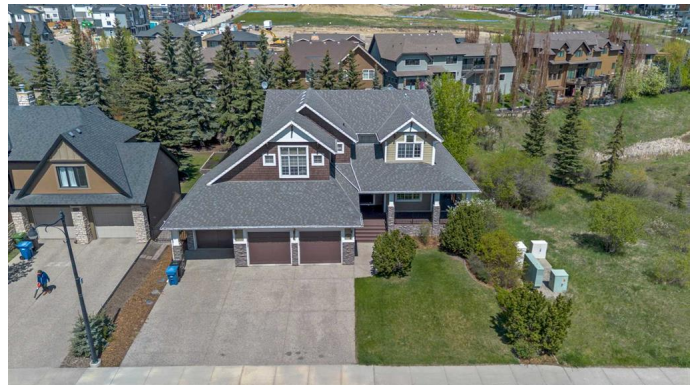
****OPEN HOUSE - Sun June 1**

(11-1pm)**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, Oven-Built-In, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Wine Refrigerator
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, Backs on to Park/Green Space, Corner Lot, Cul-De-Sac, Landscaped, Rectangular Lot, Treed, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Composite Siding, Stone, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 29th, 2025
Days on Market	3
Zoning	DC (pre 1P2007)

Listing Details

Listing Office	eXp Realty
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