



**GRASSROOTS**  
REALTY GROUP

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7728 Springbank Way SW  
Calgary, Alberta

MLS # A2249079



**\$900,000**

|                  |                                                                          |               |                   |
|------------------|--------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Springbank Hill                                                          |               |                   |
| <b>Type:</b>     | Residential/House                                                        |               |                   |
| <b>Style:</b>    | 2 Storey                                                                 |               |                   |
| <b>Size:</b>     | 2,091 sq.ft.                                                             | <b>Age:</b>   | 2000 (25 yrs old) |
| <b>Beds:</b>     | 5                                                                        | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front |               |                   |
| <b>Lot Size:</b> | 0.12 Acre                                                                |               |                   |
| <b>Lot Feat:</b> | Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Lawn    |               |                   |

|                    |                                                                                                                                                               |                   |     |
|--------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Fireplace(s), Forced Air                                                                                                                                      | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood, Laminate                                                                                                                      | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Cedar Shake                                                                                                                                                   | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Finished, Full                                                                                                                                                | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Concrete, Stone, Vinyl Siding                                                                                                                                 | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                                                                                                                                               | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Tankless Hot Water, Walk-In Closet(s) |                   |     |
| <b>Inclusions:</b> | wall cabinet in half bath, fridge in garage                                                                                                                   |                   |     |

**\*\*OPEN HOUSE THIS WEEKEND! Saturday, October 4, noon-4pm\*\*** Welcome to a home that perfectly complements the way you live, offering room where you need it, comfort where you want it, and a design that simply feels right. Set on a quiet, family-friendly street and backing onto a tranquil green belt, this beautifully refreshed detached home boasts more than 2,900 sq ft of flexible living space. Step inside to soaring ceilings, fresh paint, wide plank engineered hardwood, and large windows that flood the interior with natural light. The main floor showcases a thoughtful open-concept plan that unites the kitchen, dining, and living spaces; ideal for everyday routines and memorable gatherings. At the center is an updated, modern kitchen featuring quartz countertops, gas range, sleek cabinetry, and generous prep space for everything from quick weekday meals to festive celebrations. The bright dining area offers clear views of the backyard, while the living room with its inviting gas fireplace provides the perfect setting for cozy nights in. Just off the kitchen, an open den works well as a home office, creative studio, or study nook. Completing the main floor are a powder room and laundry area with direct access to the double attached garage. Upstairs, you'll find four spacious bedrooms together on one level. A rare and highly desirable layout. Brand new carpet extends throughout the entire upper level, creating a fresh, inviting feel from room to room. The private primary suite, located at the front of the home, is a true sanctuary with lofty ceilings, abundant natural light, and a calm, retreat-like ambiance. It features a generous walk-in closet and a spa-inspired ensuite with dual sinks, a deep soaker tub, and a tiled walk-in shower. The three additional bedrooms are impressively sized, with two offering walk-in closets of their own. This level is especially well-suited to

families, ensuring everyone enjoys their own space while remaining connected. The fully finished basement extends the living area even further, offering a large rec room that can easily adapt to your lifestyle; whether as a fitness zone, media lounge, or playroom. A spacious fifth bedroom and full bathroom make it an ideal setup for teenagers, extended stays, or multi-generational living. Outdoors, the backyard opens onto a serene green belt, creating a natural backdrop. Sip your morning coffee on the deck, enjoy evening strolls along nearby pathways, or watch the kids play in a yard that feels like an extension of the home. Nestled in one of Calgary's most desirable neighborhoods, Springbank Hill offers the best of both worlds: peaceful surroundings with convenient access to top-rated schools, parks, shopping, transit, and quick escapes to the mountains. With its rare four-bedroom upper level, stylish updates, finished basement, and unbeatable location, this property truly has it all. Come see why this is the home you've been waiting for.