



**GRASSROOTS**  
REALTY GROUP

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**245 Springbank Terrace SW**  
**Calgary, Alberta**

**MLS # A2299676**



**\$695,000**

<b>Division:</b>	Springbank Hill		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow-Villa		
<b>Size:</b>	1,401 sq.ft.	<b>Age:</b>	2001 (25 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Shake	<b>Condo Fee:</b>	\$ 562
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Central Vacuum, French Door, See Remarks		

**Inclusions:** Note: the Dishwasher , Washer and Dryer, Central Air and Water Softener were new 2024. Furnace, Water tank and A/C also new 2024

Designed for effortless living and lock-and-leave freedom, this south-facing bungalow villa with mountain views is the perfect next chapter for empty nesters, snowbirds, or anyone ready to downsize without compromise. With a second-floor loft and fully developed walkout basement, this home offers the space you want for guests, hobbies, and entertaining, without the maintenance you don't. A welcoming foyer sets the tone, with a private home office tucked behind French doors, the ideal spot for part-time work, planning your next getaway, or managing life with ease. The main living area is bright and inviting, where large windows frame the fireplace and fill the space with natural light. An open dining area flows seamlessly into the kitchen, featuring stainless steel appliances, warm wood cabinetry, an efficient layout, and a breakfast bar perfect for casual mornings or wine with friends. The main floor primary suite is bright and comfortable, complete with double closets and a spacious ensuite featuring a soaker tub and rough-in for laundry, offering true single-level living if desired. Upstairs, the vaulted loft overlooks the main floor and adds flexible bonus space for whatever your lifestyle calls for, a TV lounge, reading retreat, fitness area, or creative workspace. The fully developed walkout basement expands your living space even further with a generous family room, guest bedroom, full bathroom, laundry room, and excellent storage. Step outside to the west-facing deck and take in the mountain views, a beautiful backdrop for morning coffee, and relaxed evenings outdoors. The covered patio below opens to a beautifully landscaped shared green space with mature trees. Additional updates provide peace of mind, including a new furnace (2024), washer and dryer, hot water tank, water softener, and air conditioning (2024). A double garage plus convenient

visitor parking directly across from the unit make everyday living easy. Perfectly located for a low-maintenance lifestyle, you'll appreciate quick access to Stoney Trail and Glenmore Drive, with shopping, dining, and amenities at Westhills just minutes away, along with the Westside Recreation Centre up the street. Lock the door, travel with confidence, and come home to comfort, views, and effortless living.