



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

15 Springbank View SW
Calgary, Alberta

MLS # A2304465



\$998,000

Division:	Springbank Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,378 sq.ft.	Age:	1999 (27 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, On St		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Few Trees, Front Yard, Low Maintenance Landscape		

Heating:	In Floor, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Pine Shake	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Bookcases, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Stone Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	Electric Awning, TV in family room negotiable		

MOUNTAIN VIEWS | EXTENSIVELY UPDATED | 6 BEDROOMS + 3 1/2 BATHS | 3498 SQFT OF DEVELOPED LIVING SPACE | WALKOUT BASEMENT | DOUBLE ATTACHED GARAGE | QUIET CUL-DE-SAC | Welcome to your beautifully maintained (long-time home owners) executive family home in the coveted community of Springbank Hill. Offering 3630 sqft of thoughtfully designed living space, this EXCEPTIONAL 2-storey walkout combines timeless elegance, comfort & modern updates. Perfectly positioned on a sunny lot in a quiet cul-de-sac, your new home showcases MOUNTAIN VIEWS and is just moments from parks, walking paths, skating rinks & an abundance of quality amenities. Impressive curb appeal, a grand vaulted foyer w/ vaulted ceilings, and rich hardwood creates a warm and inviting first impression. The main level features spacious formal living & dining areas, along w/ family room anchored by a cozy gas f/p and seamlessly connected to your STYLISH kitchen. Designed for both everyday living & entertaining, the bright south-facing kitchen offers quartz countertops, S/S appliances, a large island, walk-in pantry, and direct access to the expansive upper glass & aluminum deck w/ Duradek & an awning - perfect setting for a relaxing summer evening! A generous sized office/den, powder room, and a beautifully REDESIGNED mudroom w/ bench seating & pull-out storage drawers, completes your IDEAL main floor living. Upstairs, you'll find FOUR spacious bedrooms, including a LUXURIOUS primary retreat featuring a stunning SPA-INSPIRED 5-pc ensuite w/ in-floor heating, TRIPLE-pane windows & a large walk-in closet w/ California Closet organizers. An additional FULLY UPDATED 4-pc bath serves the upper level. The fully developed WALKOUT BASEMENT offers outstanding flexibility w/ a large rec space, 2nd GAS F/P, a VINTAGE

OAK BAR w/ fridge & storage, a 5TH & 6TH BEDROOM & a MODERN 3-pc bath. One of the bedrooms is ideally suited for a home gym, hobby room or office! The OVERSIZED LAUNDRY room includes newer washer & dryer, flooring, and plumbing for a future sink. Step outside to enjoy your covered stamped concrete patio area & a low-maintenance backyard - ideal for entertaining! EXTENSIVE UPGRADES INCLUDE NEW KITCHENS & BATHS, NEW INTERIOR & EXTERIOR PAINT, NEW FRONT & GARAGE DOORS, UPDATED FLOORING THROUGHOUT MAIN, NEW DESIGNER STAIRCASE, NEW LIGHTING, NEW HUMIDIFIER, NEW DISHWASHER (Bosch) & NEWER HOT WATER TANK. Ideally located near the stunning Griffith Woods, Westside Rec Centre, Ernest Manning High School, Rundle College & Calgary Academy (private schools), Aspen Landing & Westhills Shopping Centre, and great golf courses (Glencoe, Pinebrook). Stoney Trail is just minutes away, providing easy access to our majestic Rocky Mountains of Canmore & Banff only an hour's drive away for year-round adventure & breathtaking scenery. Your new home offers the perfect blend of LUXURY, COMFORT, and LIFESTYLE in one of Calgary's most prestigious westside communities. You will absolutely LOVE this JEWEL of a home!