



GRASSROOTS

REALTY GROUP

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**4 Springbank Bay SW
Calgary, Alberta**

MLS # A2309329

\$849,900



Division:	Springbank Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,896 sq.ft.	Age:	2002 (24 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Corner Lot, Lawn, Rectangular Lot, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Walk-In Closet(s)		

Inclusions: N/A

Discover this unique Jayman-built walkout home on a corner lot in a quiet estate cul-de-sac in prestigious Springbank Hill, offering over 2,696 sq ft of elegant living space and spectacular views. Lovingly maintained, this home features numerous upgrades, including new laminate flooring, stainless steel fridge and dishwasher, air conditioning, an insulated garage, underground sprinkler system, a new roof (November 2022), and a high-efficiency furnace (July 2024), Tankless hot water tank (2019). The main floor boasts an open layout with a private office, spacious family room, and a bright white kitchen with sliding doors that lead to a raised deck surrounded by mature trees for added privacy. Upstairs offers a bonus room, two generously sized bedrooms, and a stunning primary suite with a walk-in closet and a luxurious ensuite. The professionally finished walkout basement includes a large family room, spacious bedroom, full bathroom, and ample storage. Beautifully landscaped with retaining walls, paving stones, spiral stairs, and lush greenery, this home is close to top-rated schools, parks, shopping, Westside Rec Centre, and provides quick access to downtown—offering the perfect blend of comfort, convenience, and style.