



**131 Springbank Terrace SW  
Calgary, Alberta**

**MLS # A2315985**



**\$749,000**

<b>Division:</b>	Springbank Hill		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow-Villa		
<b>Size:</b>	1,289 sq.ft.	<b>Age:</b>	2001 (25 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Landscaped, Treed		

<b>Heating:</b>	In Floor, Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Shake	<b>Condo Fee:</b>	\$ 559
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Double Vanity, High Ceilings, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage		
<b>Inclusions:</b>	N/A		

RARE OPPORTUNITY to own an exceptional luxury villa nestled within the prestigious community of Springbank Hill. Offering over 2,100 square feet of beautifully maintained and upgraded living space, designed perfectly for lock-and-leave freedom. Step inside to discover gleaming hardwood floors and a grand light-filled foyer that creates an unforgettable first impression. Soaring vaulted ceilings elevate the space, enhancing the home's sense of grandeur while creating an atmosphere of elegance, openness, and timeless style. Conveniently located just off the entry, the secondary room offers flexibility to suit your lifestyle, whether as a guest room, home office, or relaxing space. At the heart of the home, the updated kitchen impresses with stainless steel appliances, quartz countertops and a deep composite undermount sink. The thoughtfully designed U-shaped kitchen offers abundant prep space and a convenient eating bar, perfect for casual meals and entertaining. Adjacent to the kitchen is a generous dining area, complete with recessed niche perfectly suited for a hutch or custom storage. The kitchen flows seamlessly into the open-concept living room, where an elegant stone fireplace and oversized windows capture sunshine throughout the day, creating a bright and uplifting living environment. Tucked just beyond, the primary bedroom offers a calming escape with two generous sized closets and featuring a spa-inspired ensuite with dual sinks, a standalone glass shower, and an oversized soaking tub and heated tile floor. A main-floor stacked laundry area and a stylish powder room add everyday convenience. The upper loft offers more lovely views and is a great flex room with so many possibilities. Downstairs, the fully developed basement extends the home's versatility. The expansive recreation area is perfect for both relaxation and entertainment, making it an inviting space

for family fun. This level also includes a generous sized bedroom, a full bathroom, and tons of storage space. The lower outdoor space offers a partially covered patio, perfect for soaking up the sun, or a glass of wine with friends. The home is complete with air conditioning, a new furnace installed in 2025 with air purifier and HRV, water softener, water filtration, and in-floor heat in the basement. The front double attached garage provides year-round comfort with in-floor heating and new epoxy coating. A beautiful harmony of effortless luxury, impressive design, 1 hour drive to the mountains, 30 minutes to the airport, 5 minutes to all the amenities of Signal Hill Shopping Plaza, Westside Recreation Center, and just steps from a green space, walking paths. Call your favorite realtor to view this awesome property today!