



**26 Spring Mews SW
Calgary, Alberta**

MLS # A2323200



\$795,000

Division:	Springbank Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,906 sq.ft.	Age:	2000 (26 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Double Garage Attached, Oversized		
Lot Size:	0.09 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Central Vacuum, No Animal Home, No Smoking Home		

Inclusions: None

OPEN HOUSE – Sat June 27 (12-2pm) A quiet crescent in Springbank Hill, a short walk to Griffith Woods School and Ernest Manning HS, closeby both Aspen Landing and Westhills for shopping and ease of access via Stoney Trail, west to the mountains or into town – a GREAT LOCATION! This two storey walkout offers 2590 sq ft of living space over three levels with 3 beds and an amazing Bonus Room up. On the main you will enjoy the Great Room plan in back with an open concept kitchen for entertaining. The center island breakfast bar and breakfast nook offer space for family/casual dining and direct access to your composite deck otop of a private and mature rear yard. There is also a proper Dining room on the main which could be utilized as a home office as well. Leading upstairs you will find a very large Bonus Room, open and bright with its western exposure… this is a space your family will love. Continuing upstairs the primary bedroom overlooks the rear yard and enjoys a full en suite bath. The two additional beds are well-sized and share a 4 pc bath. The walkout has been fully finished offering a large rec room which can easily accommodate your media, fitness and games rooms as you see fit… leading directly to your rear yard. This home enjoys luxury vinyl flooring through the main and has been freshly painted throughout… and is move in ready.