



**241 Springbank Terrace SW
Calgary, Alberta**

MLS # A2323873



\$749,000

Division:	Springbank Hill		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow with Loft		
Size:	1,389 sq.ft.	Age:	2001 (25 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Backs on to Park/Green Space, Gentle Sloping, Low Maintenance Landscaping		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Shake	Condo Fee:	\$ 562
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	French Door, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Vaulted Ceiling(s)		

Inclusions: N/A

OPEN HOUSE SATURDAY JUNE 27th, 11-1pm. One of the first floor plans to sell out when this highly desirable adult-living community in Springbank Hill was built—and it's easy to see why. Ideally located along the quiet top row of the complex, this south walkout villa offers over 2,000 sq. ft. of developed living space, beautiful south exposure, mountain views from the deck, excellent privacy and an abundance of natural light on all three levels. Original owner. Exceptionally clean. Extremely well cared for. Recent updates include new Luxury Vinyl Plank flooring throughout the main level, fresh paint on all three levels, updated lighting throughout, high-grade quartz countertops, a flattened peninsula replacing the original raised breakfast bar for a cleaner, more modern look, new toilets in the primary ensuite and powder room, plus central air conditioning. Additional features include a cozy gas fireplace, Hunter Douglas blinds and a natural gas BBQ line on the deck. The main floor is designed for comfortable everyday living with the primary bedroom, dedicated home office, and bright open-concept kitchen, dining and living areas all on one level. Upstairs, the loft is one of my favourite spaces in the home and could easily become a TV room, reading area, home office, fitness room, hobby space or a quiet place to relax. The bright walkout basement feels like another level of the home, not a typical basement. Large south-facing windows provide fantastic natural light, while a spacious second bedroom, full 4-piece bathroom, generous storage area and walkout patio make it ideal for visiting family and friends. This pet-friendly complex (with Board approval) offers an easy lock-and-leave lifestyle with friendly neighbours and beautifully maintained grounds. You're just minutes from Griffith Woods, Westside Recreation Centre, Aspen Landing Shopping Centre, Westhills

Shopping Centre, restaurants, golf, walking paths, and convenient access to both downtown and the mountains. Between the most desirable layout, top-row location, south walkout, mountain views, thoughtful upgrades and exceptional condition, I don't think it will last too long.