



226 Springbank Place SW  
Calgary, Alberta

MLS # A2324115



**\$995,000**

<b>Division:</b>	Springbank Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,275 sq.ft.	<b>Age:</b>	2000 (26 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.20 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Few Trees, Front Ya		

<b>Heating:</b>	Baseboard, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Shake	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s), Wet Bar

**Inclusions:** Basement fridge

NEWLY REPRICED to offer Even Greater Value!! \*\*\*OPEN HOUSE July 11 Sat 1-3pm & July 12 Sun 2-4pm\*\*\*An exceptional to own this beautiful, high-end 5 bedrooms + 1 Office + 1 Den home sits at the top of a quiet cul-de-sac on one of the largest and most private south-facing lots in the area. You will love the bright, sun-drenched floor plan that offers over 3,200 square feet of fully developed living space. The main floor features a welcoming entrance foyer with high ceilings, a private office with a closing door for a quiet work-from-home space, and a cozy living room with a gas fireplace and custom shelves. The fully renovated kitchen is a chef's dream, complete with a massive quartz island, full-height cabinets, and a bright expanded eating area. Nearby, the updated mudroom and laundry room lead into a convenient walk-through pantry. Upstairs, the spacious primary bedroom offers a private south-facing balcony for morning coffee and a large walk-in closet, alongside a stunning, fully renovated ensuite bathroom (2021) with a glass shower and dual sinks. Three additional good-sized bedrooms and an updated full bathroom complete the upper level. The professionally finished basement expands your living space with a large recreation and games room, a wet bar, a 5th bedroom with a walk-in closet, a full bathroom, and a dedicated room for a home gym or hobbies. The massive, tree-lined backyard gets plenty of sun and is perfect for garden lovers and outdoor entertaining. The yard features a firepit, two custom sheds, a natural gas line for your barbecue. This beautifully maintained home offers complete peace of mind with a new water heater (2025) and a new water softener (2024). Located in an unbeatable neighborhood, it is in the catchment zone for excellent schools, including Ernest Manning High School, and offers quick,

easy access to Stoney Trail to get anywhere in the city quickly. This property is completely stress-free and move-in ready. Welcome home!