



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

46 Spring View SW
Calgary, Alberta

MLS # A2331902



\$899,000

Division:	Springbank Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,912 sq.ft.	Age:	1998 (28 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Double Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Dry Bar, Kitchen Island, Soaking Tub, Walk-In Closet(s)		

Inclusions: None

BEAUTIFULLY MAINTAINED FAMILY HOME W/ ENORMOUS SUN-DRENCHED PIE-SHAPED SOUTH BACKYARD & EXCEPTIONAL OUTDOOR ENTERTAINING SPACE IN SPRINGBANK HILL! This move-in-ready property offers 3 beds, 4 baths, a fully developed basement, double attached garage, and all furniture in the sale for a turn-key investment and hassle-free moving day! The sunny main floor features hardwood flooring throughout and is filled with natural light thanks to the oversized windows. At the front of the home, a formal dining room could also be used for a music area or flex space. Along the rear of the home, the spacious open-concept kitchen is beautifully appointed with granite countertops, a central island with bar seating, large pantry, and ample white cabinetry. Premium stainless-steel appliances include a Viking fridge, Wolf gas range with Viking hoodfan and Bosch dishwasher, while a Sub-Zero wine fridge, microwave, and garburator complete the package. Perfect for daily living, the adjoining breakfast nook easily allows for a full-size table, and overlooks the gorgeous, landscaped backyard. A spacious living room is centred around a tile-surround gas fireplace, with lots of room for large furniture. Enjoy all-day sunshine in the enormous, fully landscaped, pie-shaped South-facing backyard! Here, you will find a composite deck, gazebo, built-in gas line for a BBQ, in-ground sprinklers, outdoor speakers, and an authentic 5-Minute Italian outdoor pizza oven! A dedicated laundry room with brand-new Miele washer & dryer, built-in cabinetry and direct access to the insulated, double-attached garage, plus a powder room complete the main level. Upstairs features 3 spacious bedrooms, a versatile lounge area, and 2 full bathrooms. The primary retreat offers a walk-in closet and a 4-pc ensuite with granite countertops, a soaker tub, and an

oversized glass shower. Two additional bedrooms share a well-appointed 4-pc bathroom with granite counters. The media system on this level includes a Denon amplifier with Mirage speakers. The fully developed basement expands the living space with a large recreation room featuring a Pathmark pool table, a dedicated bar with wine and beverage refrigerators, and a convenient bathroom. The lower level's entertainment system offers 4 Bose speakers, a KEF subwoofer, and an Onkyo amplifier. An arcade machine and a dart board also come with the home. Additional highlights of this home include central AC, a high-efficiency furnace, humidifier, security cameras and 5 included TVs. Located in the prestigious community of Springbank Hill, this home is close to parks, pathways, golf courses, shopping, restaurants, top-rated schools, and offers quick access to downtown Calgary and the Rocky Mountains!