



GRASSROOTS
REALTY GROUP

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218 Springbank Villas SW
Calgary, Alberta

MLS # A2334801



\$749,900

Division:	Springbank Hill		
Type:	Residential/Duplex		
Style:	1 and Half Storey, Attached-Side by Side		
Size:	1,461 sq.ft.	Age:	2004 (22 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Irregular Lot, Landscaped, Low F		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Slate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 549
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Vaulted Ceiling(s), Wet Bar, Wired for Sound		

Inclusions: N/A

Beautifully updated executive villa tucked away on a quiet cul-de-sac, offering over 2,200 sq. ft. of developed living space. This meticulously maintained bungalow with loft has been extensively updated throughout, including new lighting, stainless steel refrigerator, microwave and dishwasher, a new high-efficiency furnace, luxury vinyl plank flooring in the primary bedroom and lower level, and a new lower patio deck. The bright, open-concept main floor is highlighted by soaring vaulted ceilings and features a welcoming foyer, elegant formal dining room or flex space, spacious informal dining area adjacent to the kitchen, and an inviting living room centred around a cozy gas fireplace with patio doors leading to a private deck overlooking peaceful green space. The well-appointed kitchen showcases rich wood cabinetry, an abundance of granite counter space, stainless steel appliances, a raised breakfast bar, and a walk-in pantry, creating the perfect space for both everyday living and entertaining. The spacious main floor primary retreat offers the perfect place to unwind and features a beautifully renovated spa-inspired ensuite complete with dual vanities, a soaker tub, standalone shower, and walk-in closet. Completing the main level are a convenient two-piece powder room, a practical rear entry with coat closet and direct access to the double attached garage. The upper loft with vaulted ceilings and hardwood flooring overlooks the main floor below, creating a bright and airy living space while providing exceptional flexibility as a family room, home office, library, media room, or hobby space. The professionally finished lower level is designed for entertaining and everyday living, featuring a generous family room with a second gas fireplace, wet bar, guest bedroom, full four-piece bathroom, bright and spacious laundry room, and an oversized utility/storage room.

Additional features include central air conditioning, central vacuum system, BBQ gas hookup, and a new garage door opener. This well-managed, pet-friendly 18+ complex offers beautifully maintained grounds, a welcoming community atmosphere, and an exceptional location just minutes from shopping, restaurants, golf courses, walking pathways, and convenient access to downtown Calgary and the Rocky Mountains.