



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

412 Springbank Place SW
Calgary, Alberta

MLS # A2340697



\$814,900

Division:	Springbank Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,209 sq.ft.	Age:	1999 (27 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Cul-De-Sac, Front Yard, Lawn, Level		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Pine Shake	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Siding	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Soaking Tub, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	(1) garage door opener remote		

****New Price****OPEN HOUSE Sunday, October 4th 11am-1 pm****Welcome to a quiet cul-de-sac in the wonderful community of Springbank Hill. Across the front porch and through the front door of this fabulous home, you are welcomed with an open to above airy foyer. A great floor plan uses space well, an open living room/dining room/kitchen across the sun filled back of the main floor providing great access to the oversized deck and back yard. The kitchen contains a nice corner pantry, stainless steel appliances, a large island with breakfast bar and quartz counter tops throughout. A private den/office, powder room and laundry/mudroom complete the main level. In the upper level are 2 spacious bedrooms, a versatile bonus room (could easily be closed in to form 4th upper bedroom) and an ample sized primary enclave, with a generous walk-in closet and ensuite bath with a modern soaker tub/separate shower. In the basement is a four piece bath another large bedroom and a fantastic family/rec room. The fully landscaped, private rear yard has plenty of space for entertaining with a great firepit and lots of grassed area for the kids to play as well. This central air conditioned home has been well maintained over the years, shows pride of ownership! Come and have a look.