



GRASSROOTS
REALTY GROUP

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50 Springbank Crescent SW
Calgary, Alberta

MLS # A2343288



\$974,900

Division:	Springbank Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,947 sq.ft.	Age:	1999 (27 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Insula		
Lot Size:	0.11 Acre		
Lot Feat:	Backs on to Park/Green Space, City Lot, Landscaped, Many Trees, No Back I		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Vinyl Plank	Sewer:	-
Roof:	Shake	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Open Floorplan, Quartz Counters, Soaking Tub, Storage, Vinyl Windows		
Inclusions:	punching bag, 3 bar stools in kitchen, TV mounting brackets, 2 bar fridges, Universal exercise machine, bench press		

Welcome to this beautiful home recently renovated in 2024. Renovations include the kitchen featuring a custom island with beautiful quartz countertops, new stainless steel appliances and a bonus wine fridge tucked into the island. Also included is a main floor laundry and guest bath. Next the updated bathrooms have new fixtures, flooring and vanities also with quartz counter tops. The primary bedroom has a beautiful feature wall and ensuite with a stand alone tub and extra large shower with separate water closet. There is brand new hardwood flooring on the main and upper level. The newly developed basement has vinyl plank throughout. The basement features a gym with a glass wall, wet bar with beer fridge, 4th bedroom and 3 piece bath. For the wine or scotch lover, there is a speakeasy style hideaway that features copper ceiling, wine racks and separate ventilation for those who enjoy a cigar. Outside there is a beautiful deck perfect for entertaining. Extensive landscaping has created the perfect oasis for all to enjoy.