



GRASSROOTS
REALTY GROUP

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7 Springbank Mews SW
Calgary, Alberta

MLS # A2350613



\$895,000

Division:	Springbank Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,101 sq.ft.	Age:	2001 (25 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Corner Lot, Cul-De-Sac, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Walk-In Closet(s)		
Inclusions:	Security System		

****OPEN HOUSE - Sat Oct 10 (1-3:30pm)****Set on a quiet cul-de-sac in Springbank Hill, this bright, well-maintained home offers an inviting open layout and a west-facing backyard framed by mature trees. Schools, parks, the Westside Recreation Centre and LRT access are all close by. The spacious kitchen has room for the whole family to cook, bake and gather. Quartz countertops and an extended island provide generous prep space, while the open dining and living areas keep everyone connected. A gas line is ready for a gas range, and a double-sided fireplace links the living room with the front office or flex room. The main floor is finished with luxury vinyl plank flooring, tile in the mudroom and bathroom, and custom mudroom built-ins that add both function and storage. The home was freshly painted in October 2026. Upstairs the family room sits across from the primary suite and the two additional bedrooms. The primary suite includes a walk-in closet and five-piece ensuite with dual sinks. A full bathroom serves the other bedrooms, and the two-wing layout offers separation between sleeping and living spaces. The professionally developed basement adds a fourth bedroom, a three-piece bathroom, laundry room and a spacious recreation room with a stone fireplace. The west-facing backyard offers a cedar deck and pergola with a gas line ready for the BBQ. Additional updates include air conditioning and a water softener installed in 2024, a hot water tank installed in 2022, and furnace and air conditioning service completed in September 2026. From busy mornings to evenings gathered around the fireplace, this is a home with room for the whole family to make lasting memories.