



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

248 Springbank Villas SW
Calgary, Alberta

MLS # A2351344



\$719,900

Division:	Springbank Hill		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow-Villa		
Size:	1,483 sq.ft.	Age:	2004 (22 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Insulated		
Lot Size:	0.15 Acre		
Lot Feat:	Cul-De-Sac, Landscaped, Open Lot, Rectangular Lot, Street Lighting, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 550
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Double Vanity, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	n/a		

PRISTINE, VACANT, and READY for immediate possession! Rarely does a home offer this perfect blend of luxury, comfort, and carefree living. Welcome to one of Springbank Hill's premier 18+ ADULT COMMUNITIES, where this immaculate semi-detached villa delivers APPROXIMATELY 2,500 SQ. FT. OF BEAUTIFULLY DEVELOPED LIVING SPACE—including a RARE UPPER-LEVEL BONUS ROOM ideal for a home office, guest retreat, or cozy movie nights. Walk to the 69th Street LRT, Westside Rec Centre, Westhills Shopping Centre, and Aspen Landing, with Stoney Trail just minutes away for effortless mountain escapes. From the moment you step inside, you'll feel the difference. SOARING VAULTED CEILINGS, EXPANSIVE WINDOWS, RICH HARDWOOD FLOORS, AND AN OPEN STAIRCASE create an airy, elegant atmosphere that feels impressive and inviting. The beautifully RENOVATED KITCHEN (2019) is equally compelling, featuring REFINISHED SOLID MAPLE CABINETRY, QUARTZ COUNTERTOPS, DESIGNER BACKSPLASH, AND UPGRADED STAINLESS-STEEL APPLIANCES. The sunshine filled main floor den could also be a dining room or peaceful reading room. The main-floor primary suite is your private retreat, with a SPA-INSPIRED ENSUITE RENOVATED IN 2019, complete with dual quartz vanity, relaxing soaker tub, custom-tiled shower, and generous walk-in closet with a convenient laundry chute. From the roomy living room with its beautiful fireplace, open the doors to your spacious deck and enjoy peaceful views of the mature treed green space behind. A built-in gas line makes summer entertaining effortless. It's the perfect place for morning coffee, evening drinks, or gathering with family and friends. The PROFESSIONALLY FINISHED LOWER LEVEL adds exceptional versatility, with

a cozy fireplace, second bedroom, full bathroom, abundant storage, and an incredible laundry room with dedicated craft/sewing space. Enjoy the confidence of a WELL-MANAGED CORPORATION, NEW SHINGLES (2023), STRONG RESERVE FUND, and RECENT UPDATES INCLUDING FURNACE AND HWT (2019), A/C (2018), AND CARPETS AND PAINT (2023). This is low-maintenance living without compromising space, style, or lifestyle. Simply move in, settle in, and enjoy!