



GRASSROOTS
REALTY GROUP

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327 Springbank Villas SW
Calgary, Alberta

MLS # A2230144



\$695,000

Division:	Springbank Hill		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,369 sq.ft.	Age:	2004 (21 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Driveway, Garage Door Opener		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Corner Lot, Cul-De-Sac, Front Yard, Gentle Sloping, Lawn, Low Maintenance		

Heating:	Fireplace(s), Forced Air
Floors:	Carpet, Ceramic Tile, Hardwood
Roof:	Asphalt Shingle
Basement:	Finished, Full, Walk-Out To Grade
Exterior:	Aluminum Siding , Stone, Wood Frame
Foundation:	Poured Concrete
Features:	Bar, Bookcases, No Animal Home, No Smoking Home, Vaulted Ceiling(s)

Water:	-
Sewer:	-
Condo Fee:	\$ 534
LLD:	-
Zoning:	DC (pre 1P2007)
Utilities:	-

Inclusions: N/A

18 plus age restrictions. This fully finished walkout bungalow offers over 2,100 square feet of beautifully maintained and upgraded living space, sitting on an elevated pie-shaped lot close to shops, services, and transit. Step inside and you are greeted with rich hardwood floors, vaulted ceilings, fresh paint, and gorgeous stacked stone feature walls that immediately make the home feel warm and inviting. The modern kitchen is ready for entertaining, complete with granite countertops, soft-close cabinetry, a deep sink, stainless steel appliances, and a gas stove with warming drawer. Whether you are hosting guests or enjoying a quiet night in, this open-concept main floor delivers. The primary suite offers a spacious walk-in closet and a full ensuite with separate tub and shower, while the bright main floor den with glass doors provides the perfect spot for a home office or reading nook. Step out onto the glass-surround deck, which features an awning for shade on sunny afternoons. Upstairs, a bonus room/loft gives you even more flexibility. The walkout level features a large family room with another stacked stone gas fireplace, a second bedroom, bathroom with heated floors, and a spacious laundry room with built-ins and steam washer and dryer. From here, walk out to your private, sunny backyard and covered patio, perfect for morning coffee or summer evenings. This is truly a move-in ready home that combines low-maintenance living with high-end finishings. All that is left to do is move in and enjoy! Villa duplex style, which allows more natural light coming in as you are not in the middle with no side windows.