



GRASSROOTS
REALTY GROUP

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30 Spring Mews SW
Calgary, Alberta

MLS # A2230318



\$849,900

Division:	Springbank Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,695 sq.ft.	Age:	2001 (24 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Walk-Out To Grade	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers		

Inclusions: hot tub and accessories(as is)

Fully finished WALKOUT basement in Springbank! Open floor plan with 3 bedrooms & 3.5 bathrooms. Vinyl plank flooring on the main level, central air conditioning, huge windows bringing in plenty of natural light. The chef's kitchen features granite counters, stainless steel. Sunny eating area lead to back deck with gas BBQ line. Upstairs you have lots of versatile space in your BONUS ROOM and 3 nice sized bedrooms. The primary bedroom has its own full ensuite including a separate tub, shower and walk-in closet. The WALKOUT level basement is fully finished and leads you outside to a perfect hot tub area and stamped concrete patio. A great sized rec room with large windows. It also come with a full bathroom with heated floors. The attached double garage is a great size at 23.5ft x 20ft. Location is PERFECTION: positioned close to Griffith Woods School (K-9), Ernest Manning High School, Rundle College (K-12), Ambrose University, West Side Rec, the 69 Street C-Train Station, Aspen Landing, and West Hills Shopping, every amenity is at your fingertips.