



GRASSROOTS
REALTY GROUP

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7 Spring View SW Calgary, Alberta

MLS # A2242735



\$829,999

Division:	Springbank Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,959 sq.ft.	Age:	1998 (27 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, Pantry, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s)		

Inclusions: N/A

Welcome to 7 Spring View SW — the perfect family home nestled on a quiet street in sought-after Springbank Hill. Just steps from a neighborhood park, this spacious 4-bedroom, 4-bathroom home offers nearly 2,000 sq. ft. above grade, plus a bright, fully finished basement designed with both comfort and functionality in mind. The main floor features gleaming hardwood floors, a large living room with a cozy gas fireplace, and a bright, open-concept kitchen equipped with granite countertops, stainless steel appliances, a corner pantry, and direct access to the sunny, west-facing backyard. A formal dining room, breakfast nook, 2-piece powder room, and convenient main-floor laundry complete the level. A few steps up, the expansive bonus room offers the ideal space for movie nights, a play area, or a home office. Upstairs, the primary suite is a true retreat with a generous walk-in closet and a luxurious 5-piece ensuite. Two additional bedrooms and a full bathroom with granite counters complete the upper floor. The fully developed basement adds even more living space with a large rec room, fourth bedroom, and a 3-piece bathroom—perfect for guests or teens. Step outside to a low-maintenance backyard oasis featuring a two-tiered deck with gas BBQ hook-up, stone patio, and built-in natural gas firepit—ideal for summer entertaining. With proximity to parks, playgrounds, top-rated schools, Westside Rec Centre, Westhills shopping, and the C-Train, this home checks all the boxes for location, layout, and lifestyle. Don't miss your opportunity—book your private showing today!