



GRASSROOTS
REALTY GROUP

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21 Springbank Rise SW
Calgary, Alberta

MLS # A2255446



\$959,500

Division:	Springbank Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,947 sq.ft.	Age:	1999 (26 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Interior Lot, Landscaping		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Shake	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Central Vacuum, Closet Organizers, Granite Counters, Kitchen Island, Open Floorplan, Recessed Lighting, Walk-In Closet(s)		
Inclusions:	Shed, Attached Shelving in Garage, Central Vac/Attachments (Included As-is), Bar Stools Are Negotiable.		

MASSIVE \$20k PRICE ADJUSTMENT!! Tucked away in a quiet cul-de-sac and backing directly on to a lush green space, this home is the true epitome of family living. The low-maintenance backyard flows effortlessly into the park beyond - simply open the gate and your world expands into endless space for children to play, pets to roam, and neighbours to gather. Inside, the home radiates warmth and comfort with an open-concept design and updated birch hardwood floors throughout the main level. The inviting living room centres around a cozy fireplace, while the beautifully renovated gourmet kitchen strikes the perfect balance of timeless elegance and function. Granite countertops, custom ceiling-height cabinetry, stainless steel appliances (including a gas range), and a generous island with breakfast bar make it a natural hub for everything from Saturday morning pancakes to evening glasses of wine. The adjoining dining area is perfectly placed for family dinners and holiday celebrations, creating a seamless flow for everyday living and special occasions alike. Just off the garage, a well-designed mudroom with main floor laundry keeps busy family life organized with ease. Upstairs, a spacious bonus room invites game nights, movie marathons, or quiet afternoons with a book. The primary suite feels like a private retreat with its walk-in custom California Closet and a spa-inspired ensuite featuring a freestanding soaker tub and glass-enclosed shower. Two additional bedrooms share an updated full bathroom, completing this family-friendly level. The fully finished lower level adds even more versatility, with a cozy family room, guest bedroom, and flex space ideal for a home gym or office. Practical updates include two new hot water tanks (2025), recently serviced furnace and A/C (2025), new garage door, new LG refrigerator & well maintained roof. Outdoors,

summer evenings come alive on the rebuilt deck, kids ride bikes and play street hockey in the cul-de-sac, and family walks wind through nearby pathways and parks. With Griffith Woods School (K–9), Ernest Manning High, Rundle College, Ambrose University, Westside Rec Centre, Aspen Landing, West Hills Towne Centre, Stoney Trail and the C-Train all nearby, every convenience is close at hand. This is more than a house - it’s a warm and welcoming family home, designed for everyday moments and lasting memories.