



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

7826 Springbank Way SW
Calgary, Alberta

MLS # A2258636



\$949,000

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, Driveway		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Level, Rectangular Lot, Street Lig		

Heating:	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:	Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s)		
Inclusions:	None		

Exuding timeless elegance and modern refinement, this meticulously renovated Jayman-built residence in the prestigious community of Springbank Hill offers over 2,600 sq.ft. of beautifully curated living space with 4 bedrooms and 3.5 baths. A custom front door opens to a welcoming tiled foyer, where hardwood floors set the tone for the home's luxurious interiors. To one side, a formal dining room flows seamlessly into a spacious living area, anchored by a granite-surround gas fireplace with bespoke wood mantle. The showpiece of the main floor is the exquisitely updated chef's kitchen, showcasing full-height custom cabinetry, a built-in wine fridge and rack, coffee bar, spice drawers, sheet pan storage, Delta touch faucet, electric range stove with pot filler, and a thoughtfully expanded corner pantry with maximized shelving. A large kitchen island with secondary vegetable sink provides additional storage and seating, while the built-in banquette (with pull out storage) breakfast nook adds charm and functionality. Tucked discreetly away is a built-in office space with folding doors, alongside hidden bins for compost, garbage, and recycling. From here, step outside to the professionally landscaped backyard featuring stonework, retaining walls, a gas line for BBQs, with direct access to a scenic walking path. A powder room, laundry room, and extra storage complete the main floor. Upstairs, a sun-drenched south-facing bonus room, with custom wooden shutters, offers the perfect retreat for family movie nights. Two secondary bedrooms with custom built-in closets and wooden shutters share a newly renovated bathroom with heated floors, expanded counter space, and abundant storage. The tranquil primary suite overlooks the manicured yard and boasts a walk-in California Closet, wooden shutters, and a spa-inspired ensuite with heated floors, an oversized

glass shower, standalone tub, and custom vanity storage. The fully finished basement is brightened by expanded windows and features a spacious games area, a second family room with fireplace, a large guest bedroom with egress window, and a full bath. Even the under-stair storage is finished and lit, doubling as the perfect children's hideaway or play space. Additional highlights include Hunter Douglas blinds, designer Hubbardton Forge lighting, built-in vacuum, Kinetico water softener, humidifier, and central A/C. Recent updates ensure peace of mind, including a newer hot water tank (2018), dishwasher (2021), washer/dryer (2019), and NO Poly-B plumbing. This is an exceptional opportunity to own a fully upgraded, move-in ready home in one of Calgary's most coveted communities!