



GRASSROOTS
REALTY GROUP

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29 Spring Crescent SW
Calgary, Alberta

MLS # A2267356



\$674,900

Division:	Springbank Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,560 sq.ft.	Age:	1998 (27 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Front Yard, Treed		

Heating: Forced Air

Floors: Carpet, Hardwood, Linoleum

Roof: Pine Shake

Basement: Full

Exterior: Stone, Vinyl Siding

Foundation: Poured Concrete

Features: See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-G

Utilities: -

Inclusions: N/A

Welcome to Springbank Hill! This two-storey home offers a great opportunity to settle into one of Calgary's most desirable communities. Featuring three bedrooms, two and a half bathrooms, this home has a functional layout with plenty of potential to make it your own. The main floor includes a bright living area, a spacious kitchen and dining space, main floor laundry, a half-bathroom and access to the double attached garage. Upstairs, you'll find three bedrooms including a generous primary suite complete with a walk-in closet and four-piece ensuite. Another 4-piece bathroom completes the upper level. The unfinished basement is insulated and ready for future development, offering roughed-in plumbing for an additional bathroom. Outside, enjoy a private fenced yard with a large deck. This home is in a great location close to schools, shopping, parks, playgrounds and with easy access to Stoney Trail. Everything your family needs is just minutes away. Available for immediate possession.