



GRASSROOTS
REALTY GROUP

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161 Springbank Place SW
Calgary, Alberta

MLS # A2278422



\$789,777

Division:	Springbank Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,848 sq.ft.	Age:	1998 (28 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard		

Heating: Forced Air

Floors: Hardwood

Roof: Pine Shake

Basement: Full

Exterior: Stone, Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Open Floorplan, Pantry

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-G

Utilities: -

Inclusions: N/A

Offering an exceptional blend of elegance, space, and location, this beautifully maintained two-storey residence is situated on a quiet cul-de-sac in the prestigious community of Springbank Hill. Boasting over 1,848 sq. ft. of thoughtfully designed above-grade living space, along with a double attached garage and a fully finished basement, this home is perfectly suited for growing families and avid entertainers alike. Step inside to discover a bright, open-concept main level adorned with rich hardwood flooring that adds warmth and sophistication throughout. The spacious living room is filled with natural light and flows seamlessly into the well-appointed kitchen, where sleek upgraded appliances, ample cabinetry, and expansive counter space create a functional yet stylish hub of the home. Adjacent to the kitchen, the dining area offers plenty of room for hosting memorable gatherings. A convenient two-piece powder room and a dedicated laundry room complete this level, enhancing everyday practicality. The upper floor is designed for comfort and relaxation, featuring three generously sized bedrooms. The primary suite serves as a peaceful retreat, highlighted by a private four-piece ensuite and ample closet space. Two additional bedrooms are ideal for family members or guests and are complemented by a second four-piece bathroom. Downstairs, the fully developed basement expands the living space even further, offering remarkable flexibility. A large recreation room provides endless possibilities for a home theatre, playroom, or fitness area, while a fourth bedroom and den make it ideal for guests, a home office, or multi-generational living. Plenty of storage space ensures everything has its place. Outdoors, the home truly shines with its expansive pie-shaped lot and oversized backyard—an ideal setting for outdoor enjoyment. The spacious deck invites summer

barbecues, morning coffee, or evenings spent relaxing in a private, tranquil environment. Located in one of Calgary's most sought-after neighborhoods, Springbank Hill is renowned for its excellent schools, proximity to shopping and dining, convenient public transit access, and easy connectivity to major roadways. This remarkable home offers a rare opportunity to enjoy refined suburban living with all the benefits of urban convenience. Schedule your private showing today and experience everything this exceptional property has to offer.