



GRASSROOTS
REALTY GROUP

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

146 Springwood Drive SW
Calgary, Alberta

MLS # A2281936



\$789,000

Division:	Southwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,068 sq.ft.	Age:	1959 (67 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Garden, Low Maintenance Landscape, Paved		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Built-in Features, Chandelier, Closet Organizers, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Separate Entrance		
Inclusions:	Greenhouse, Shed		

Imagine a stunning home with a curb appeal located in a neighbourhood of Southwood community. Nearby Schools and shopping, easy access to highway. As you step inside, you're greeted by an open-plan living area, exuding warmth and sophistication. This home has everything, New windows on the main floor, Egress windows in the basement, brand new water Heater, vinyl planks throughout. In the main floor lays 3 bedrooms, shower stand bathroom, in unit laundry, electric fireplace, accent wall, modern kitchen with built-in features. The island topped with a beautiful slab of quartz, serves as a social hub, perfect for food preparation and entertaining guests. The adjacent dining area features a stunning chandelier adding a touch of elegance to the space. Down in the basement with separate entrance, consider a 2 bedroom illegal suite and 1 bath, its own washer dryer, pantry and kitchen. This home is great for two families, or live up rent down for extra cashflow-mortgage helper. In the backyard fully paved and fenced, with double heated garage, a greenhouse to do all your gardening in the Spring and a shed for extra storage. This modern home is the perfect blend of form and function design to make your life easier, more comfortable and utterly enjoyable. Book your showing today!