



GRASSROOTS
REALTY GROUP

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

7945 Springbank Boulevard SW
Calgary, Alberta

MLS # A2287510



\$720,000

Division:	Springbank Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,972 sq.ft.	Age:	2000 (26 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, No Neighbours Behind, Rectangular Lot, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Parquet, Tile	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Granite Counters, Jetted Tub, Kitchen Island, Pantry, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

Beautifully maintained 2-storey home in prestigious Springbank SW with mountain views. Offering 1,972 sq.ft. above grade, this well-crafted 4-bedroom, 3-bathroom home combines timeless design with functional family living. The main floor features solid hardwood flooring, a formal living and dining area, and a warm family room anchored by a stone-faced fireplace. The country-style kitchen offers rich cabinetry, granite countertops, a central island, and a bright dining nook overlooking the backyard. Upstairs you'll find four spacious bedrooms including a primary retreat with a 4-piece ensuite complete with skylight. Quality craftsmanship and thoughtful layout are evident throughout. The unfinished basement presents an exceptional opportunity for future development. Featuring three generously sized windows — a rare find — the space offers excellent natural light and flexibility for a variety of layouts. Whether you envision a home theatre, additional bedrooms, a private gym, recreation room, or a custom-designed entertainment space, this lower level provides the ideal foundation for your creative ideas. The open layout allows for thoughtful planning while adding significant long-term value to the home. Double attached garage, excellent curb appeal, and a desirable location in one of Calgary's most established and sought-after communities. Enjoy quiet surroundings while being minutes from schools, amenities, and major routes.