



**34 Spring Mews SW
Calgary, Alberta**

MLS # A2160255



\$825,000

Division:	Springbank Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,905 sq.ft.	Age:	1999 (25 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Pine Shake	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame, Wood Siding	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Granite Counters, Kitchen Island, Pantry, Storage		

Inclusions: Upright piano, shelving in garage, TV bracket in basement and TV, Safety screen door on front door, bike rack in garage

Charming 5-Bedroom Home in Springbank Hill. Discover this family home nestled in the desirable community of Springbank Hill. Boasting five spacious bedrooms and a fully finished walk-out basement, this property offers ample space and comfort for your growing family. The main floor features a versatile dining or flex room, along with a cozy living room, gas fireplace, all adorned with real hardwood floors. The heart of the home is an open kitchen equipped with granite countertops, a central island, and a breakfast nook. Patio doors lead to a large deck, perfect for outdoor dining and entertaining. Enjoy the ease of main floor laundry and a convenient 2-piece bathroom. A bright and spacious bonus room is located above the garage, offering additional living space for the family. Three generous-sized bedrooms, including a primary suite with a large ensuite, and a 4-piece bathroom complete this floor. Fully finished walk-out basement extends your living space with two more bedrooms, a 3-piece bathroom, and a family room. Walk out to the back patio and enjoy the private, fully fenced backyard. The backyard is fully fenced, featuring mature trees and a dog run, providing both privacy and a safe space for your pets. Springbank Hill is within the catchment area for top-rated schools, including Ernest Manning High School. The home is within walking distance to elementary and middle schools, and close to the C-Train, West Hills shopping area, and the Ring Road for easy access to and from Calgary. This home is a perfect blend of comfort, convenience, and community—ready for its next family!