

\$699,900 - 7949 Springbank Boulevard Sw, Calgary

MLS® #A2087570

\$699,900

3 Bedroom, 3.00 Bathroom, 1,724 sqft

Residential on 0.09 Acres

Springbank Hill, Calgary, Alberta

****PRICE TO SELL WITH OVER \$20K**

UPGRADE LIST:** Fresh paint of wall and baseboard (2023), AC (2021), Water tank (2020), Furnace (control board and main parts changed 2018, deep duct cleaning 2021), Water dechlorinator+softener (2015, minimal maintenance needed), All appliances have been replaced during their stay including a high-end hood fan with SUPER suction power** Discover your dream home nestled in a vibrant community where every detail has been thoughtfully designed to offer you unparalleled comfort and a connection to the beauty of nature. This exquisite family home bathes in sunlight with its **SOUTH-FACING** living room, dining room, and primary bedroom, each providing breathtaking **PANORAMIC VIEWS** of the majestic **MOUNTAINS**. What sets this property apart is its unique, serene setting, as it backs onto a protected wetland and pond **WITH NO NEIGHBOR BEHIND YOUR HOUSE**, ensuring ultimate privacy and an unobstructed, picturesque vista. You'll savor each moment in this haven, uninterrupted by neighbors, as you relax in your backyard paradise.

The home has been lovingly maintained and updated, featuring **FRESH PAINT** in 2023, a new **A/C** unit installed in 2021, and a range of appliances that have been thoughtfully upgraded over the years, including a **WATER DECHLORINATOR** and **SOFTENER**, an **ADVANCED RANGE HOOD** with powerful



suction, and a SMART HOME SYSTEM that includes a thermometer and a comprehensive home security system in place for you to get connected if needed. These enhancements create an inviting and functional interior, perfect for modern living.

As you explore more, you'll find 3 BEDROOMS in the upper level with a cozy bonus LOFT AREA as an OFFICE or just for relaxing. Laundry is at main floor and the basement is beckoning with the potential for an extra bedroom and entertainment area, offering you space to customize and make it uniquely yours. This home not only provides you with a comfortable and beautiful living space but also ensures your access to renowned educational resources like Griffith Woods School (K-9) and Ernest Manning High School (10-12), as well as prestigious private institutions like Webber Academy and Rundle College. You'll also enjoy the convenience of nearby parks, trails, amenities, and easy access to major transportation routes such as Stoney Trail and Highway 8.

This is more than just a house; it's an embodiment of the idyllic lifestyle you've been searching for. Don't miss this exceptional opportunity to make this remarkable residence your own. Contact us today to schedule a viewing and embark on the journey to call this extraordinary place your home.

Built in 2002

Essential Information

MLS® #	A2087570
Price	\$699,900
Sold Price	\$700,000
Bedrooms	3
Bathrooms	3.00

Full Baths	2
Half Baths	1
Square Footage	1,724
Acres	0.09
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	7949 Springbank Boulevard Sw
Subdivision	Springbank Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 4L9

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Chandelier, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Smart Home, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator, Washer, Water Purifier, Water Softener, Window Coverings
Heating	Fireplace(s), Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Yard
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Lot Description	Back Yard, Backs on to Park/Green Space, Dog Run Fenced In, Lawn, No Neighbours Behind, Rectangular Lot, Views
Roof	Pine Shake
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 16th, 2023
Date Sold	November 18th, 2023
Days on Market	33
Zoning	R-1
HOA Fees	230.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	ROYAL LEPAGE BENCHMARK
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