

\$1,200,000 - 7839 Springbank Way Sw, Calgary

MLS® #A2114159

\$1,200,000

4 Bedroom, 4.00 Bathroom, 2,536 sqft

Residential on 0.16 Acres

Springbank Hill, Calgary, Alberta

Welcome to this executive custom built 2 storey, air conditioned home in the heart of prestigious Springbank Hill. This home has spectacular mountain views and backs onto a park and walking paths. This beautiful home has been extremely well taken care of over the years and pride of ownership is evident throughout. Walking into the home, you are met with a bright and open floor plan with natural light coming in through the large windows. You can find a flex room to the left of the entrance, ideal for a dining area or living room. Your eyes are drawn to the South West facing view of the mountains and skyline from the large windows in the kitchen and great room. The great room is the perfect place to relax with a cozy gas fireplace and built-in features. The gourmet kitchen is located directly across from the living room. With newer stainless steel appliances, including a brand new dishwasher, granite countertops, and a large centre island with a breakfast bar, this kitchen is sure to impress. Off of the kitchen is a dining nook with a door leading out to a large balcony that wraps around outside to the other side of the nook. The balcony overlooks the walking path and showcases the beautiful view. The main floor den with double doors is perfect for a private home office space. This floor is completed with a 2 piece main bathroom as well as a laundry/mudroom with an entrance to the double attached garage. The garage has been recently updated with paint and epoxy flooring, it also



has built-in storage organizers, and an entrance to a dog run on the side of the home. The staircase heading upstairs leads you to an upper level nook with built-ins, great for a home office or hobby space. Down the hallway is a large primary bedroom, completed with a walk-in closet and inviting seating area, showcasing the gorgeous view. The 5 piece spa like ensuite comes equipped with a jetted tub and dual vanity. The second floor also has three other good sized bedrooms and a 4 piece main bathroom. The walkout basement is the perfect place for entertaining friends and family. The plantation shutters open up letting a large amount of natural light fill the space. The wet bar opens up to a recreation room with a gas fireplace. A large soundproof flex/media room can be found just off of the living area. This room could easily be converted into another bedroom as there is a window behind the built in unit. The utility room boasts ample storage space as well as a workbench, the 2 furnaces have been recently serviced and provide air conditioning to the top floor. This home has PEX piping throughout. The doors from the living area lead out to a covered brick patio with a hot tub and fire pit. The landscaped backyard has been well maintained and has underground sprinklers for convenience. The vinyl fence by the hot tub was recently installed for privacy. Minutes to schools, shopping, and transportation, this home is perfect for a growing family.

Built in 2000

Essential Information

MLS® #	A2114159
Price	\$1,200,000
Sold Price	\$1,280,000
Bedrooms	4
Bathrooms	4.00

Full Baths	2
Half Baths	2
Square Footage	2,536
Acres	0.16
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	7839 Springbank Way Sw
Subdivision	Springbank Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 4J7

Amenities

Amenities	Other
Parking Spaces	2
Parking	Double Garage Attached, Garage Door Opener, Garage Faces Front, Workshop in Garage

Interior

Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Walk-In Closet(s)
Appliances	Bar Fridge, Dishwasher, Dryer, Garage Control(s), Oven, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Dog Run, Fire Pit, Lighting, Misting System, Private Entrance, Private
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	Yard
Lot Description	Back Yard, Dog Run Fenced In, Few Trees, Front Yard, Lawn, Low Maintenance Landscape, Landscaped, Level, Street Lighting, Underground Sprinklers, Views
Roof	Cedar Shake
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 15th, 2024
Date Sold	March 16th, 2024
Days on Market	1
Zoning	R-1
HOA Fees	220.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	Greater Property Group
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