

\$898,000 - 42 Springbank Rise Sw, Calgary

MLS® #A2115465

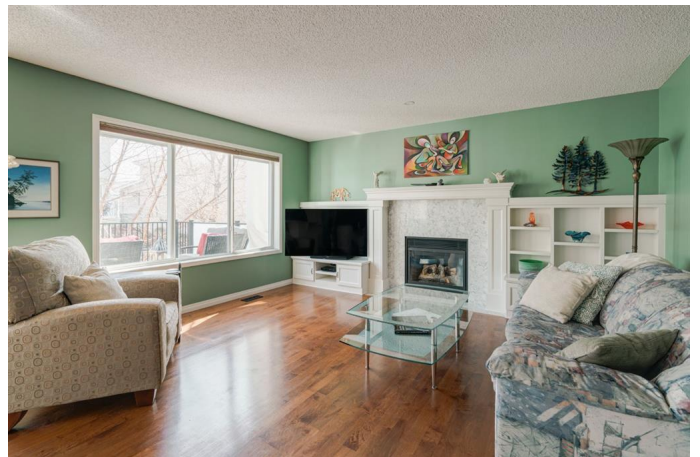
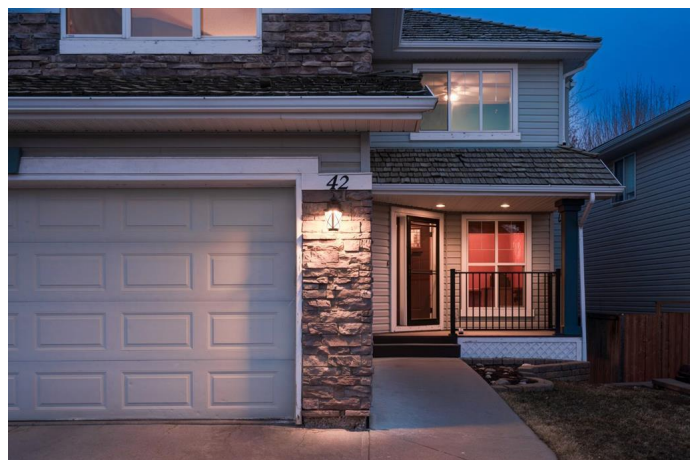
\$898,000

3 Bedroom, 4.00 Bathroom, 2,292 sqft

Residential on 0.10 Acres

Springbank Hill, Calgary, Alberta

LOCATION ALERT A cul de sac location in Springbank Hill, insulated from traffic, steps to a playground and a short walk to Griffith Woods School and Ernest Manning HS. This two storey offers 3220 sq ft of living space over three levels and has been updated throughout and shows exceptionally well with the flood of sunshine it enjoys throughout the day – WARM & BRIGHT, an INVITING SPACE. On the main you will be struck by the re-finished maple hardwoods which run throughout and a new kitchen, beautiful white cabinets, a center island breakfast bar and quartz countertops with newer s/s appliances incl a gas stove. The living space features b/i cabinets and the dining space leads to the rear (composite) deck and yard, a space buried in trees, it will take an effort to find your neighbours come the summer months. There is also a private Den/Home office at the entrance. The hardwoods continue upstairs where you will find the primary bedroom behind French doors and featuring a 5pc bath, newly renovated, with white quartz countertops and a corner soaker tub. The two additional beds are well-sized and share a 4pc bath, also with new quartz countertops. There is also a wonderful Bonus Room up, under 9'™ ceilings, with a BRIGHT western exposure you will love in the late afternoons/early evenings. The lower level is fully developed offering a large space for the kids to romp and play, including a media center with a large screen, projector and



amplifier, which the Sellers will generously leave for the next families enjoymentâ€™. And soundproofed!!!

Built in 2001

Essential Information

MLS® #	A2115465
Price	\$898,000
Sold Price	\$927,000
Bedrooms	3
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	2,292
Acres	0.10
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	42 Springbank Rise Sw
Subdivision	Springbank Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 4J6

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Breakfast Bar, Central Vacuum, Double Vanity, French Door, No Smoking Home, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Freezer, Garage Control(s), Garburator, Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window

	Coverings
Heating	In Floor, Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Playground
Lot Description	Cul-De-Sac, Landscaped, Many Trees, Rectangular Lot
Roof	Cedar Shake
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	March 16th, 2024
Date Sold	March 28th, 2024
Days on Market	10
Zoning	R-1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX First
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