

\$1,095,000 - 44 Springbank Bay Sw, Calgary

MLS® #A2156688

\$1,095,000

6 Bedroom, 4.00 Bathroom, 2,420 sqft

Residential on 0.14 Acres

Springbank Hill, Calgary, Alberta

Welcome to your dream family home in Springbank Hill. This turnkey property is designed with family living in mind, providing the perfect backdrop for your growing household. On the main floor, fresh paint revitalizes the space, while double-height ceilings and expansive windows flood the home with natural light, offering a glimpse of the surrounding lush greenery. The front room offers a spacious, open area ideal for family gatherings or as a formal living space. As you enter the living room, you'll be welcomed by breathtaking views of the green space and rolling foothills behind the property. This cozy retreat features a charming fireplace and half walls that create a sense of intimacy while maintaining an open, airy feel. The kitchen has been beautifully updated with brand-new appliances and boasts a large island with a raised breakfast bar at its centre. A dining nook, surrounded by windows, provides a lovely spot for casual meals. Step outside onto the south-facing deck to enjoy summer barbecues and al fresco drinks. The main level is thoughtfully completed with a spacious office, a convenient powder room, and a versatile laundry/mud room. Upstairs, you'll find a serene primary retreat designed for ultimate comfort. This expansive, sunlit sanctuary features an ensuite bathroom and a generous walk-in closet. A charming nook within the bedroom offers an ideal spot for a cozy reading chair, perfect for unwinding after a busy day with the kids. Three additional



bathrooms complete this floor, each offering ample space for the young ones to thrive and enjoy their own privacy, while sharing a well-appointed, designated bathroom. Downstairs, the walk-out windows flood the lower level with natural light, creating a welcoming space ideal for guests or teenagers who appreciate their own space. This level features a large kitchenette, a comfortable family room, and a second laundry room, making it highly functional and convenient. Bedrooms five and six share a well-designed bathroom. The sunroom opens to a beautifully landscaped backyard, adding a unique and charming touch to the property. Springbank Hill provides families with endless opportunities to create lasting memories, thanks to its convenient access to the stunning Rocky Mountains via Stoney Trail and the vibrant downtown Calgary for exciting day trips. Find your perfect family home nestled on the scenic ridge of Springbank Hill!

Built in 2002

Essential Information

MLS® #	A2156688
Price	\$1,095,000
Sold Price	\$1,108,000
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,420
Acres	0.14
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	44 Springbank Bay Sw
Subdivision	Springbank Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 5E4

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Breakfast Bar, Kitchen Island, Pantry, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Private Yard
Lot Description	Backs on to Park/Green Space, Cul-De-Sac, Few Trees, Landscaped
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 9th, 2024
Date Sold	August 11th, 2024
Days on Market	2
Zoning	R-1
HOA Fees	0.00

Listing Details

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