

**161 Springbank Place SW  
Calgary, Alberta**

**MLS # A2278422**



# \$789,777

<b>Division:</b>	Springbank Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,848 sq.ft.	<b>Age:</b>	1998 (28 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Pine Shake	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, Pantry		

**Inclusions:** N/A

Offering an exceptional blend of elegance, space, and location, this beautifully maintained two-storey residence is situated on a quiet cul-de-sac in the prestigious community of Springbank Hill. Boasting over 1,848 sq. ft. of thoughtfully designed above-grade living space, along with a double attached garage and a fully finished basement, this home is perfectly suited for growing families and avid entertainers alike. Step inside to discover a bright, open-concept main level adorned with rich hardwood flooring that adds warmth and sophistication throughout. The spacious living room is filled with natural light and flows seamlessly into the well-appointed kitchen, where sleek upgraded appliances, ample cabinetry, and expansive counter space create a functional yet stylish hub of the home. Adjacent to the kitchen, the dining area offers plenty of room for hosting memorable gatherings. A convenient two-piece powder room and a dedicated laundry room complete this level, enhancing everyday practicality. The upper floor is designed for comfort and relaxation, featuring three generously sized bedrooms. The primary suite serves as a peaceful retreat, highlighted by a private four-piece ensuite and ample closet space. Two additional bedrooms are ideal for family members or guests and are complemented by a second four-piece bathroom. Downstairs, the fully developed basement expands the living space even further, offering remarkable flexibility. A large recreation room provides endless possibilities for a home theatre, playroom, or fitness area, while a fourth bedroom and den make it ideal for guests, a home office, or multi-generational living. Plenty of storage space ensures everything has its place. Outdoors, the home truly shines with its expansive pie-shaped lot and oversized backyard—an ideal setting for outdoor enjoyment. The spacious deck invites summer

barbecues, morning coffee, or evenings spent relaxing in a private, tranquil environment. Located in one of Calgary's most sought-after neighborhoods, Springbank Hill is renowned for its excellent schools, proximity to shopping and dining, convenient public transit access, and easy connectivity to major roadways. This remarkable home offers a rare opportunity to enjoy refined suburban living with all the benefits of urban convenience. Schedule your private showing today and experience everything this exceptional property has to offer.