

**63 Springbank Crescent SW
Calgary, Alberta**

MLS # A2282629



\$950,000

Division:	Springbank Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,366 sq.ft.	Age:	1998 (28 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Rectangular Lot, Views, Yard Lights		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Marble, Tile, Vinyl	Sewer:	-
Roof:	Pine Shake	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, No Smoking Home, Pantry, Quartz Counters, See Remarks, Skylight(s), Stone Counters, Storage, Walk-In Closet(s)		
Inclusions:	Insinkerator (Instant Hot Water), Dishwasher in Basement, Workshop Table in Storage Room		

5 BEDROOMS | 3 1/2 BATHROOMS | 2-STOREY | OVER 3,400 SQFT OF LIVING SPACE | WALKOUT BASEMENT | DOUBLE ATTACHED GARAGE | MOUNTAIN VIEWS | Welcome to this immaculately maintained original owner family home in the community of Springbank Hill. Offering over 3,400 sqft of thoughtfully designed living space across all levels, this 2-storey walkout home combines space, comfort, and elegance. Ideally situated on a sunlit lot in a quiet crescent, this home features incredible mountain views and is just a short distance from walking paths, schools, parks, and many amenities. Step inside to a welcoming and spacious front foyer. The main floor features a formal living room with a gas fireplace, a spacious dining room for entertaining, and a functional kitchen with eating area. The kitchen features granite countertops, central island, hot water on demand, full tile black splash, a walk-in pantry, and opens through french doors onto a large elevated Duradek balcony with glass and aluminum railings (replaced in 2024) and feature pergola, perfect for enjoying morning coffee or summer evenings. A cozy main floor office, powder room, and a mudroom with laundry off the double attached garage complete the level. Upstairs, you'll find four bedrooms, including a stunning primary suite with a 5-piece spa-inspired ensuite with in-floor heated marble floors, a large walk-in closet and beautiful mountain views. Just off the primary bedroom is a balcony to enjoy your morning coffee, the view and scenery. This level also includes an additional 5-piece bathroom with skylight and dual vanities and in-floor heated marble floors - comfort for the whole family. The fully developed walkout basement offers a spacious recreation area with a second fireplace, a fifth bedroom, a 3-piece bath, a wine cellar, and an abundance of storage space. Step outside to a covered

patio and landscaped yard. Enjoy the additional feature of exterior roll shutters for added security and energy efficiency. Located close to Griffith Woods Park, Ernest Manning High, Rundle College, and Westside Recreation Centre, and with easy access to Aspen Landing, Stoney Trail, and Westhills Shopping Centre, this home offers the perfect balance of lifestyle and location. Book your showing today!