

7945 Springbank Boulevard SW
Calgary, Alberta

MLS # A2287510

\$720,000



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|------------------|---|---------------|-------------------|
| Division: | Springbank Hill | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,972 sq.ft. | Age: | 2000 (26 yrs old) |
| Beds: | 4 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.10 Acre | | |
| Lot Feat: | Back Yard, No Neighbours Behind, Rectangular Lot, Street Lighting | | |

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|--------------------|--|-------------------|-----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Parquet, Tile | Sewer: | - |
| Roof: | Cedar Shake | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Brick, Vinyl Siding | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Chandelier, Granite Counters, Jetted Tub, Kitchen Island, Pantry, Vinyl Windows, Walk-In Closet(s) | | |

Inclusions: N/A

Built in 2000 and thoughtfully maintained over the years. Beautifully maintained 2-storey home in prestigious Springbank SW with mountain views.....Situating on a private lot with no neighbours behind… . Located within close proximity to top-rated schools, Westside amenities, and quick access to downtown and the mountains. Offering 1,972 sq.ft. above grade, this well-crafted 4-bedroom, 3-bathroom home combines timeless design with functional family living. The main floor features solid hardwood flooring, a formal living and dining area, and a warm family room anchored by a stone-faced fireplace. The country-style kitchen offers rich cabinetry, granite countertops, a central island, and a bright dining nook overlooking the backyard. Upstairs you'll find four spacious bedrooms including a primary retreat with a 4-piece ensuite complete with skylight. Quality craftsmanship and thoughtful layout are evident throughout. The unfinished basement presents an exceptional opportunity for future development. Featuring three generously sized windows — a rare find — the space offers excellent natural light and flexibility for a variety of layouts. Whether you envision a home theatre, additional bedrooms, a private gym, recreation room, or a custom-designed entertainment space, this lower level provides the ideal foundation for your creative ideas. The open layout allows for thoughtful planning while adding significant long-term value to the home. Double attached garage, excellent curb appeal, and a desirable location in one of Calgary's most established and sought-after communities. Enjoy quiet surroundings while being minutes from schools, amenities, and major routes.