

**7945 Springbank Boulevard SW  
Calgary, Alberta**

**MLS # A2287510**

**\$720,000**

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

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Parquet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Cedar Shake	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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....Situated on a private lot with no neighbours behind&hellip;. 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.