

50 Springbank Rise SW Calgary, Alberta

MLS # A2221602



\$899,900

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| Division: | Springbank Hill | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,051 sq.ft. | Age: | 2000 (25 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.10 Acre | | |
| Lot Feat: | Back Yard, Cul-De-Sac, Front Yard, Landscaped, Lawn, Rectangular Lot | | |

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| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Hardwood, Tile | Sewer: | - |
| Roof: | Shake | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Stone, Vinyl Siding, Wood Frame | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar, Central Vacuum, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s), Wet Bar | | |
| Inclusions: | Garage door opener with 1 remote, alarm with no contract | | |

Open house Saturday May 17, 1-3. Family-Friendly Beauty on a Quiet Cul-de-Sac Across from Park & Pathway. Welcome to the perfect blend of comfort, charm, and location! Nestled on a peaceful cul-de-sac in a warm, welcoming neighborhood, this beautifully maintained two storey home offers the ideal setting for a growing family. Located directly across from scenic walking paths and a park, you will enjoy serene views, easy access to the outdoors, and the kind of community spirit that makes a house truly feel like home. From the moment you arrive, you'll be impressed by the curb appeal, mature landscaping, a quaint front porch, and an inviting exterior set the tone for what's inside. Step into a soaring foyer with grand ceilings and natural light pouring in. To your right, a versatile front flex room offers the perfect spot for a cozy reading nook or bright home office. Rich hardwood floors flow throughout the majority of the main level, drawing you into the heart of the home. The open-concept layout is anchored by a striking three-sided gas fireplace, adding warmth and ambiance to the spacious living room, dining area, and kitchen. Vaulted ceilings and floor-to-ceiling windows in the dining room create a dramatic, light filled space ideal for gatherings. The crisp white kitchen is equally stunning, featuring a large, beautifully contrasting blue island with a breakfast bar, perfect for morning coffee or after-school snacks. The mudroom includes convenient main floor laundry, tucked neatly away for everyday functionality. Upstairs, a thoughtfully placed bonus room offers a great hangout spot for kids or a cozy media room that is nicely separated from the bedrooms for added privacy. The spacious primary suite overlooks the backyard and features a large walk-in closet and a relaxing ensuite with a deep jetted tub and separate shower. Two additional bedrooms and a full 4

piece bath complete the upper level. The fully finished basement adds even more versatile living space, including a generous family room with wet bar, great for movie nights or entertaining, a fourth bedroom, a flex space perfect for crafts or games, and a 3 piece bathroom with in-floor heating for that extra touch of comfort. Step outside to your large backyard oasis, complete with mature landscaping, a deck with gas line for BBQs, and a new back fence, perfect for kids, pets, and summer fun. This home truly has it all: style, space, comfort, and an unbeatable location for families who love the outdoors and value a friendly, tight-knit community. Don't miss your chance to make it yours!