

74 Spring View SW Calgary, Alberta

MLS # A2339405



\$779,900

Division:	Springbank Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,944 sq.ft.	Age:	1998 (28 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Insulated		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, Lawn, Low Maintenance		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting		
Inclusions:	N/A		

[OPEN HOUSE] AUGUST 23, SUN 2pm - 4pm: A spectacular home awaits in the sought-after community of Springbank Hill, this two storey home offering meticulously designed living space your family. A cozy front porch is an ideal place for morning coffee with a newspaper, and as entering home, the soaring 17ft ceiling welcomes you. The main level flex area offers flexible space for a formal dining room or home office. The living room is centred by a cozy gas fireplace and the space flows seamlessly to well-appointed kitchen with an island and breakfast bar. The dining area is the focal point of this home with raised 10ft ceiling and three side windows to soak up the natural lights all day long. Step out onto a deck to overlooking a beautifully maintained, south-facing backyard with no neighbours behind, and it's a perfect setting for your kids to play while you enjoy summer BBQ sizzling with family & friends. Go off the fence to explore even further on the green space behind the home! 2pc bath and mudroom/laundry room to complete the main level. Upstairs, you will find a massive bonus room which you can use as a secondary living room for your family. The primary bedroom with 4pc ensuite bathroom & walk-in closet, and two other rooms are generous size, and sharing a 4pc main bathroom. Down to the partially finished basement adds a fourth bedroom and another 4pc bathroom, and the rest of the basement awaits your idea to build up a home theatre, home gym, or family recreation room. This home has been thoughtfully updated for past years including re-conditioned deck, fresh painted railing of staircase, professional cleaning and window wash (this month), ceiling fan in the bonus room, replacement of garage door, motor, insulating+dry wall (last year), interior paint and ceilings (2 years ago), kitchen upgrade with re-facing cabinets, stainless

steel appliances replacement, granite countertop and recessed light (4yrs ago), roof, H2O tank, and washer/dryer (10 years ago). Springbank Hill is a prestigious community offering an array of amenities, including schools (Griffith Woods School K-9, Menno Simons Christian School K-9, Ernest Manning High School, plus top-rated private schools), shops, parks, pathways, and convenient access to major roads. Move-in ready! Best value! Don't miss it! Book your private viewing today!