

**7787 Springbank Way SW
Calgary, Alberta**

MLS # A2166877



\$1,149,900

Division:	Springbank Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,214 sq.ft.	Age:	2000 (24 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Gentle Sloping, Under		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate, Linoleum, Vinyl	Sewer:	-
Roof:	Pine Shake	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-

Features: Beamed Ceilings, Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s)

Inclusions: Pot Rack & Planter and Pots in the Yard, Washer/Dryer Stacked & Refrigerator in the Basement, All Shelving/cabinets in Garage and Bedrooms in the Basement, Murphy Bed/Mattress/Bookshelf/Book Cases/Desk in upstairs bedrooms, Alarm System

Welcome to this Specular Jayman Custom built Home with Stunning Panoramic Rocky Mountains and Griffith's Woods Park Forested Reserve Views on Every Level on the Ridge of Springbank Hill. It provides over 3250 square feet of living space, 5 bedrooms, 3.5 baths, Fully Finished Suite Walkout Basement with Southwest Facing Big Backyard. Open the front door, you will immediately notice 9’ Ceilings on much of the main floor and the spacious dining nook with ceiling to floor windows magnifying the 180-degree gorgeous views and overlooking the large yard. The French door in the Dining Nook is leading to a large balcony with privacy panels, shade screen and glass railings, providing a perfect perch for outside living. Back inside the functional large kitchen offers a nice island, lots of custom-built cabinets, updated appliances, quartz countertops and a walk-through pantry providing additional storage and space for small appliances. The kitchen also opens onto a warm and welcoming living room area anchored with a beautiful river rock stone fireplace and mantle. On the main level, you will also find a flex room to be used as a den, office or formal dining room, a 2-piece powder room and a laundry room towards the front Garage. Upstairs provides a large primary suite with large southwest facing windows, walk-in closet and a five-piece bathroom with soaker tub, double sinks, separate shower and a privacy stall with toilet, two more generously sized bedrooms, one with a Murphy bed and open office area onto the stairwell, and a 4-piece family bathroom. The walkout basement is fully developed with one huge family room with big windows and a fireplace with a circulating controlled heat source, two additional bedrooms, one has French Door towards the backyard, it could be easily as a gym, craft room, or office, a functional kitchen with another French

Door to the large patio in the backyard with an in-ground sprinkler system and the third 4-piece bathroom. Great Location close to pathways, parks, playgrounds, all top-ranking schools including private Rundle School, Menno Simons Christian School, Publick Griffith Woods School (K-G9), Ernest Manning High School(G10-12), and public transportation including close to public transportation including 69 Street LRT station, West Side Rec Centre, shopping centers and restaurants. Quick access to Stoney Trail and Several routes available to quickly commute downtown or head west to the mountains. Call now to book your own showing.