



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**7866 SPRINGBANK Way, Calgary T3H 4J8**

MLS®#: **A2160078**

Area: **Springbank Hill**

Listing Date: **08/23/24**

List Price: **\$979,900**

Status: **Active**

County: **Calgary**

Change: **-\$15k, 07-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2001**

Finished Floor Area  
Abv Sqft: **2,131**  
Low Sqft:  
Ttl Sqft: **2,131**

DOM

**26**  
Layout  
Beds: **4 (3 1 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Lot Information

Lot Sz Ar: **6,017 sqft**  
Lot Shape:

Parking

Ttl Park: **4**  
Garage Sz: **2**

Access:

Lot Feat:

**Back Yard,Backs on to Park/Green Space,Front Yard,Garden,Low Maintenance Landscape,No Neighbours Behind,Pie Shaped Lot,Private,Views**

Park Feat:

**Double Garage Attached,Driveway,Heated Garage,Oversized**

Utilities and Features

Roof: **Pine Shake**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Garden,Private Yard,Storage**

Construction: **Stone,Vinyl Siding,Wood Frame**  
Flooring: **Carpet,Hardwood,Tile**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Central Air Conditioner,Dryer,Garage Control(s),Garburator,Gas Cooktop,Microwave,Range Hood,Refrigerator,Warming Drawer,Washer,Window Coverings**

Int Feat: **Built-in Features,Closet Organizers,Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Storage,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>16`0" x 13`0"</b>
<b>Living Room</b>	<b>Main</b>	<b>15`0" x 14`0"</b>
<b>Bonus Room</b>	<b>Upper</b>	<b>19`0" x 14`6"</b>
<b>Storage</b>	<b>Lower</b>	<b>14`0" x 11`6"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>11`6" x 9`4"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>12`0" x 9`0"</b>
<b>Laundry</b>	<b>Main</b>	<b>8`6" x 7`0"</b>
<b>Game Room</b>	<b>Lower</b>	<b>14`0" x 11`6"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>15`0" x 13`6"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>11`6" x 8`6"</b>

Bedroom  
3pc Bathroom  
4pc Ensuite bath

Lower  
Lower  
Upper

12`6" x 12`6"  
9`0" x 5`0"  
11`6" x 10`0"

2pc Bathroom  
4pc Bathroom

Main  
Upper

5`0" x 4`0"  
8`0" x 5`0"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**9812853**

Zoning:  
**R-1**

Remarks

Pub Rmks:

**Welcome to 7866 Springbank Way - backing onto a green belt and minutes to parks, playgrounds, and amenities. this immaculate, "show home-like" haven boasts close to 3,000 square feet of beautifully appointed living space. Step inside and be captivated. The inviting entrance leads to a well-designed open layout on the main floor. A chef-inspired kitchen with shaker cabinetry, quartz countertops, honeycomb backsplash, and upgraded appliances will delight any home cook. The breakfast bar and walk-in pantry offer ample space for meal prep and storage. Stunning walnut floors flow effortlessly throughout the main level, where a casual elegance defines the dining and living rooms. Large windows bathe the space in natural light, creating a perfect ambiance for entertaining while seamlessly connecting the indoor living area to the incredible outdoor oasis where you'll enjoy countless days/nights hosting friends and family. Upstairs, discover a haven for relaxation and family time. A spacious bonus room ideal for movie nights and a full bathroom complement the two large kids rooms. The primary suite is a true retreat where you'll enjoy the tranquil subtle sounds of nature and picturesque views of the matured green belt. But the home doesn't stop there! Descend to the fully finished basement, offering a fourth bedroom, a full bathroom, and a versatile rec room. This additional living area is perfect for a home gym, office, or a dedicated play space for the kids. Enjoy the exceptional lifestyle offered by one of Calgary's premier communities that boasts fabulous amenities, quality schools, shopping, and convenient accessibility to the mountains and downtown. Schedule your viewing today and experience the beauty of this exceptional home. \*\*Recent improvements include: window treatments, light fixtures, custom island extension and coffee station, countertops, backsplash, silgranite sink, and paint - over \$35,000! \*\* Be sure to view the 3D VIRTUAL OPEN HOUSE TOUR for a better look.**

Inclusions:  
Property Listed By:

**PERGOLA, SHED  
RE/MAX First**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**











