



34 SPRING Mews, Calgary T3H 3V2

MLS®#: **A2160255** Area: **Springbank Hill** Listing Date: **08/28/24** List Price: **\$799,000**
 Status: **Active** County: **Calgary** Change: **-\$26k, 12-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1999**
Lot Information
 Lot Sz Ar: **4,197 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,905**
 Low Sqft:
 Ttl Sqft: **1,905**

DOM

21
Layout
 Beds: **5 (3 2)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Back Yard,Rectangular Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Pine Shake** Construction: **Vinyl Siding,Wood Frame,Wood Siding**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Hardwood,Linoleum**
 Sewer: Ext Feat: **Dog Run,Fire Pit,Private Yard** Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Freezer,Garage Control(s),Microwave,Oven,Refrigerator,See Remarks,Washer,Window Coverings**
 Int Feat: **Central Vacuum,Granite Counters,Kitchen Island,Pantry,Storage**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main		3pc Bathroom	Basement	
4pc Bathroom	Second		Dining Room	Main	12`10" x 8`9"
Living Room	Main	13`1" x 12`11"	Kitchen	Main	16`4" x 10`10"
Breakfast Nook	Main	5`7" x 9`2"	Bedroom - Primary	Second	11`11" x 13`4"
Bedroom	Second	13`11" x 8`11"	Bedroom	Second	9`6" x 10`8"
Bonus Room	Second	13`9" x 17`11"	Bedroom	Basement	12`8" x 10`9"
Bedroom	Basement	13`5" x 10`5"	Family Room	Basement	9`8" x 10`8"

Title:
Fee Simple
Legal Desc:

9811064

Zoning:
R-1

Remarks

Pub Rmks: **OPEN HOUSE SUNDAY SEPTEMBER 15th...12-2pm... ALL WELCOME!! Charming 5-Bedroom Home in Springbank Hill. Discover this family home nestled in the desirable community of Springbank Hill. Boasting five spacious bedrooms and a fully finished walk-out basement, this property offers ample space and comfort for your growing family. The main floor features a versatile dining or flex room, along with a cozy living room, gas fireplace, all adorned with real hardwood floors. The heart of the home is an open kitchen equipped with granite countertops, a central island, and a breakfast nook. Patio doors lead to a large deck, perfect for outdoor dining and entertaining. Enjoy the ease of main floor laundry and a convenient 2-piece bathroom. A bright and spacious bonus room is located above the garage, offering additional living space for the family. Three generous-sized bedrooms, including a primary suite with a large ensuite, and a 4-piece bathroom complete this floor. Fully finished walk-out basement extends your living space with two more bedrooms, a 3-piece bathroom, and a family room. Walk out to the back patio and enjoy the private, fully fenced backyard. The backyard is fully fenced, featuring mature trees and a dog run, providing both privacy and a safe space for your pets. Springbank Hill is within the catchment area for top-rated schools, including Ernest Manning High School. The home is within walking distance to elementary and middle schools, and close to the C-Train, West Hills shopping area, and the Ring Road for easy access to and from Calgary. This home is a perfect blend of comfort, convenience, and community—ready for its next family!**

Inclusions:
Property Listed By: **Upright piano, shelving in garage, TV bracket in basement and TV, Safety screen door on front door, bike rack in garage RE/MAX First**

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









