



THE
A-TEAM

**RE/MAX
FIRST**

7787 SPRINGBANK Way, Calgary T3H 4J7

MLS® #: **A2166877**

Area: **Springbank Hill**

Listing Date: **09/19/24**

List Price: **\$1,149,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2000**

Finished Floor Area
Abv Sqft: **2,213**
Low Sqft:
Ttl Sqft: **2,213**

DOM

9
Layout
Beds: **5 (3 2)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Lot Information

Lot Sz Ar: **6,716 sqft**
Lot Shape:

Parking

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

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Front Yard,Gentle Sloping,Underground Sprinklers,Rectangular Lot,Views**

Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Pine Shake**
Heating: **Fireplace(s),Forced Air,Natural Gas**
Sewer:
Ext Feat: **None**

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

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Garburator,Gas Stove,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **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)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Foyer	Main	12`9" x 5`9"
Family Room	Main	18`8" x 14`6"
Dining Room	Main	12`11" x 8`1"
2pc Bathroom	Main	4`10" x 4`10"
Walk-In Closet	Second	10`5" x 4`10"
Bedroom	Second	15`4" x 11`2"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	11`9" x 10`5"
Kitchen	Main	22`4" x 18`7"
Laundry	Main	8`3" x 7`7"
Bedroom - Primary	Second	17`2" x 14`2"
5pc Ensuite bath	Second	16`4" x 11`10"
Bedroom	Second	14`9" x 11`1"

4pc Bathroom	Second	8`10" x 4`10"	Office	Second	11`4" x 6`7"
Living/Dining Room Combination	Basement	27`11" x 12`10"	Kitchen	Basement	11`9" x 7`2"
Bedroom	Basement	14`0" x 13`7"	Bedroom	Basement	15`5" x 11`1"
4pc Bathroom	Basement	10`9" x 4`10"	Furnace/Utility Room	Basement	7`10" x 6`11"

Legal/Tax/Financial

Title:
Fee Simple
 Legal Desc: **9913031**

Zoning:
R-1

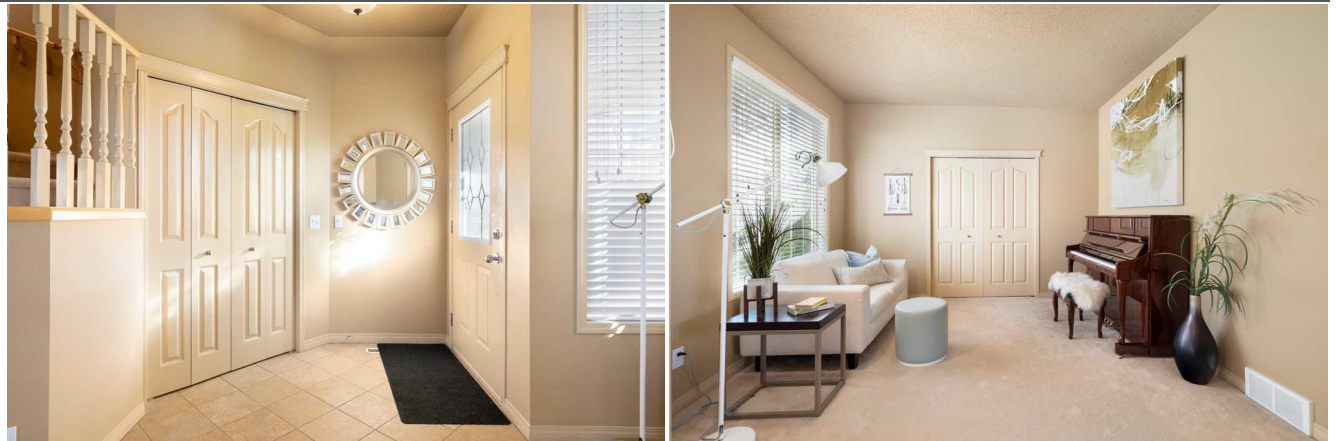
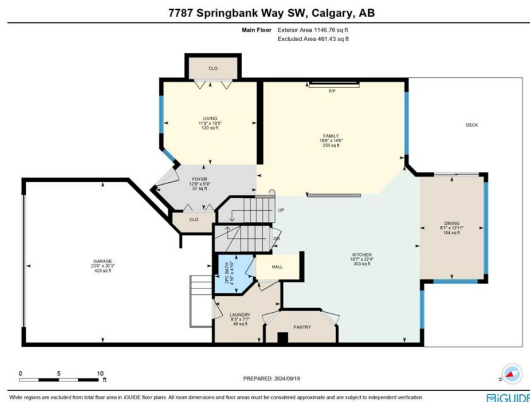
Remarks

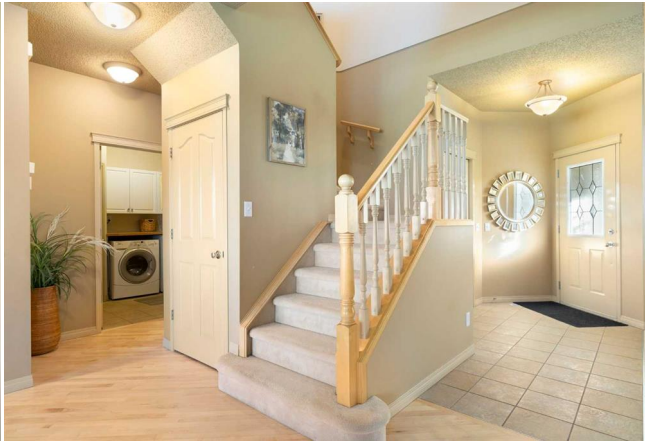
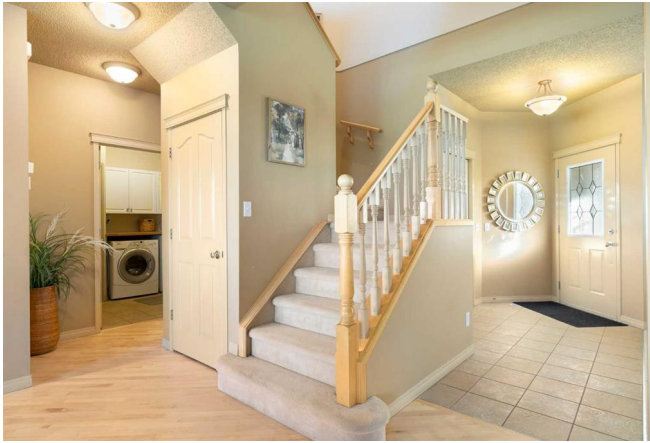
Pub Rmks: **Welcome to this Specular Jayman Custom built Home with Stunning Panoramic Rocky Mountains and Griffith's Woods Park Forested Reserve Views on Every Level on the Ridge of Springbank Hill. It provides over 3250 square feet of living space, 5 bedrooms, 3.5 baths, Fully Finished Suite Walkout 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.**

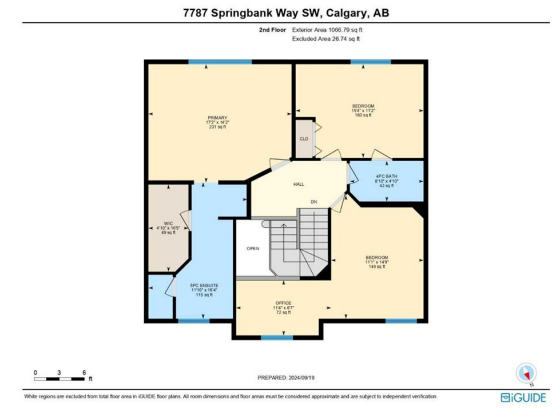
Inclusions: **Pot Rack & Planter and Pots in the Yard, Washer/Dryer Stacked & Referigerator in the Basement, All Shelving/cabinets in Garage and Bedrooms in the Basement, Murphy Bed/Mattress/Bookshelf/Book Cases in upstairs bedrooms, Alarm System**

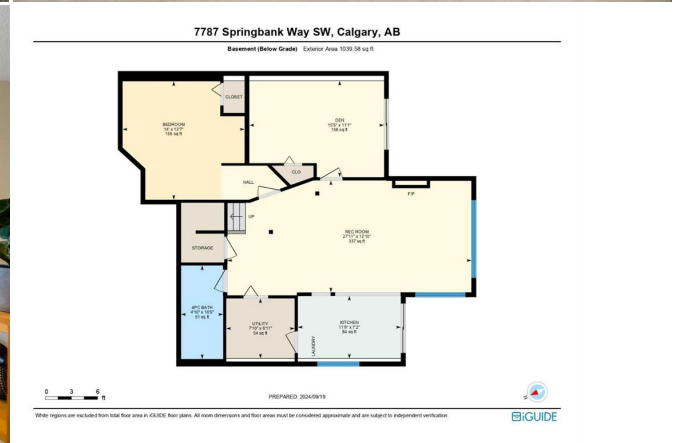
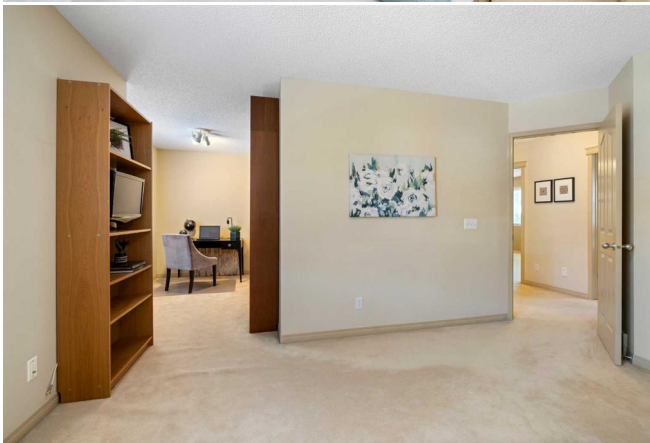
Property Listed By: **Homecare Realty Ltd.**

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

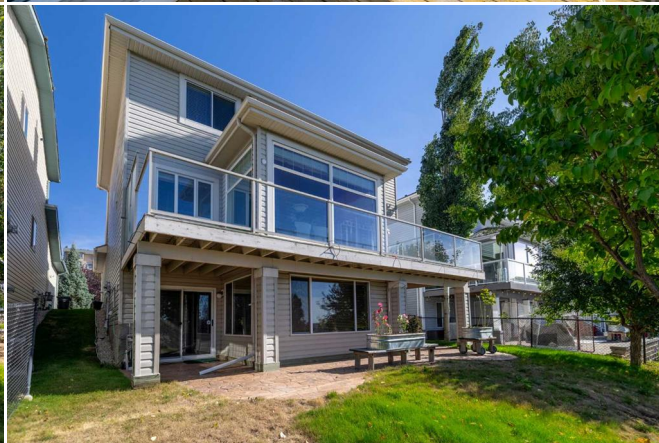
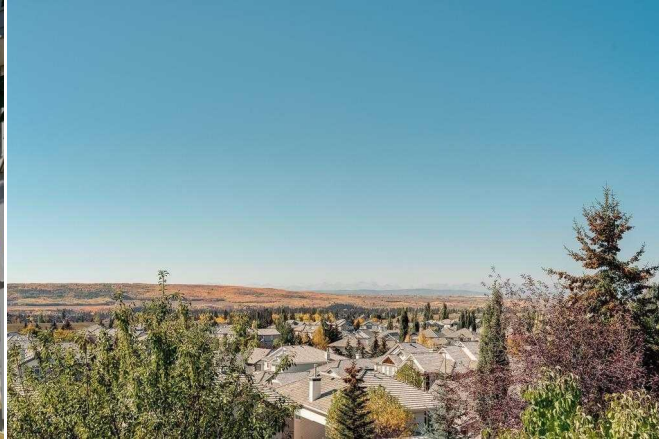












7787 Springbank Way SW, Calgary, AB

Main Building, Total Exterior Area Above Grade 2213.55 sq ft



0 5 10
m

PREPARED: 20/04/2019

While regions are excluded from floor areas in GUIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.

