



THE
A-TEAM

**RE/MAX
FIRST**

18 SPRINGBANK Rise, Calgary T3H 4J6

MLS® #: **A2190839** Area: **Springbank Hill** Listing Date: **01/29/25** List Price: **\$889,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2001**
Lot Information
 Lot Sz Ar: **4,764 sqft**
 Lot Shape: **Frontage: 10.89,
 Back 14.54, Side
 length:33.48 meter**

Finished Floor Area
 Abv Sqft: **1,975**
 Low Sqft:
 Ttl Sqft: **1,975**

DOM

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

Parking

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

Access:

Lot Feat: **Back Yard,Cul-De-Sac,Lawn,No Neighbours Behind,Irregular Lot,Landscaped**
 Park Feat: **Double Garage Attached,Driveway,Front Drive,Garage Door Opener,See Remarks**

Utilities and Features

Roof: **Cedar Shake**
 Heating: **Fireplace(s),Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Playground**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Garage Control(s),Induction Cooktop,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Bookcases,Central Vacuum,Granite Counters,Kitchen Island,No Animal Home,No Smoking Home,Pantry,Soaking Tub,Sump Pump(s),Vinyl Windows,Walk-In Closet(s),Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions
Foyer	Main	6`7" x 5`9"
Family Room	Main	13`5" x 18`3"
Kitchen	Main	13`7" x 11`7"
Pantry	Main	3`11" x 3`11"
Bedroom - Primary	Second	12`2" x 16`7"
Bedroom	Second	9`1" x 12`7"

Room	Level	Dimensions
Living/Dining Room Combination	Main	15`0" x 14`10"
Dining Room	Main	13`7" x 10`9"
Laundry	Main	5`11" x 10`8"
Bonus Room	Second	11`7" x 11`1"
4pc Ensuite bath	Second	9`4" x 8`8"
Bedroom	Second	9`0" x 12`10"

4pc Bathroom
 Game Room
 Kitchen With Eating Area
 Storage
 2pc Bathroom

Second
 Basement
 Basement
 Basement
 Main

5`1" x 7`5"
 26`1" x 21`11"
 7`5" x 8`1"
 10`0" x 3`5"
 5`2" x 6`3"

Walk-In Closet
 Bedroom
 4pc Bathroom
 Furnace/Utility Room

Second
 Basement
 Basement
 Basement

4`11" x 6`7"
 12`4" x 10`3"
 7`2" x 8`11"
 7`5" x 17`10"

Legal/Tax/Financial

Title:
Fee Simple
 Legal Desc:

9913031

Zoning:
R-G

Remarks

Pub Rmks:

Welcome to this fully renovated house in the prestige neighbourhood of Springbank Hill. Located on a Cul-de-sac, across From the Park and massive walking trails! Some highlights of recent upgrades include but are not limited to a New Garage door in Nov 2024, fresh paint and NEW baseboards on all three floors in Jan 2025, new carpet on all three floors in Jan 2025, and Gourmet Legacy kitchen cabinets professionally painted in the shop in Jan 2025. This gorgeous 2-story family home has four bedrooms and nearly 2935 sq. Ft. total finished living space! The upgraded kitchen features: Full-Height Custom Cabinetry with glass features, thick GRANITE counters, GRANITE island, SILGRANIT double sinks, INDUCTION stove/CONVECTION oven, built-in microwave, CUSTOM HOOD-FAN (Mira Forte), TRAVERTINE stone backsplash. The Open to below 2-story entrance welcomes you into the dining/living area. The huge family/great room with a feature fireplace is adjacent to the kitchen and massive nook areas, which can fit an 8-person dining set. A split staircase separates the upper bonus room/loft area from the bedrooms. The master is spacious with a full 4-piece spa-like ensuite and walk-in closet, with the 2nd/3rd bedrooms being of similar sizes. The basement is fully finished with a 4th den/bedroom, full bathroom, full kitchen, and family room area. This home features NEW triple-pane WINDOWS throughout, plus it is wired for sound with built-in speakers throughout (even the deck)

Inclusions:
 Property Listed By:

**Basement Fridge,
 Real Estate Professionals Inc.**

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











