

# \$875,000 - 50 Springbank Rise Sw, Calgary

MLS® #A2226000

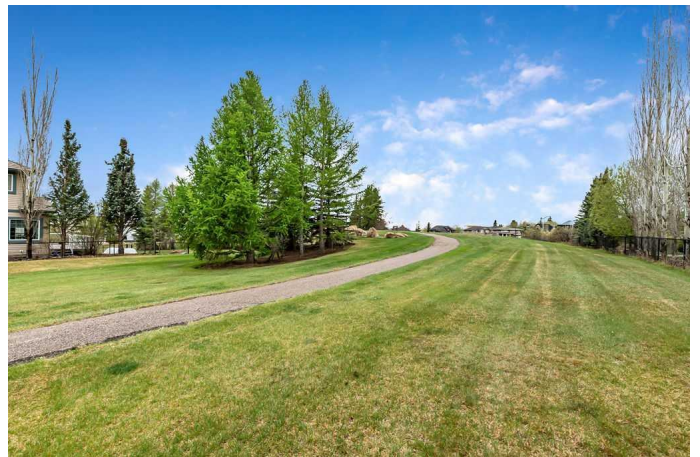
**\$875,000**

4 Bedroom, 4.00 Bathroom, 2,051 sqft

Residential on 0.10 Acres

Springbank Hill, Calgary, Alberta

Open House Saturday May 31, 2025 11:00am - 1:00pm. Family-Friendly Beauty on a Quiet Cul-de-Sac Across from Park & Pathway. Welcome to the perfect blend of comfort, charm, and location! Nestled on a peaceful cul-de-sac in a warm, welcoming neighborhood, this beautifully maintained two storey home offers the ideal setting for a growing family. Located directly across from scenic walking paths and a park, you will enjoy serene views, easy access to the outdoors, and the kind of community spirit that makes a house truly feel like home. From the moment you arrive, you'll be impressed by the curb appeal, mature landscaping, a quaint front porch, and an inviting exterior set the tone for what's inside. Step into a soaring foyer with grand ceilings and natural light pouring in. To your right, a versatile front flex room offers the perfect spot for a cozy reading nook or bright home office. Rich hardwood floors flow throughout the majority of the main level, drawing you into the heart of the home. The open-concept layout is anchored by a striking three-sided gas fireplace, adding warmth and ambiance to the spacious living room, dining area, and kitchen. Vaulted ceilings and floor-to-ceiling windows in the dining room create a dramatic, light filled space ideal for gatherings. The crisp white kitchen is equally stunning, featuring a large, beautifully contrasting blue island with a breakfast bar, perfect for morning coffee or after-school snacks. The mudroom includes convenient



main floor laundry, tucked neatly away for everyday functionality. Upstairs, a thoughtfully placed bonus room offers a great hangout spot for kids or a cozy media room that is nicely separated from the bedrooms for added privacy. The spacious primary suite overlooks the backyard and features a large walk-in closet and a relaxing ensuite with a deep jetted tub and separate shower. Two additional bedrooms and a full 4 piece bath complete the upper level. The fully finished basement adds even more versatile living space, including a generous family room with wet bar, great for movie nights or entertaining, a fourth bedroom, a flex space perfect for crafts or games, and a 3 piece bathroom with in-floor heating for that extra touch of comfort. Step outside to your large backyard oasis, complete with mature landscaping, a deck with gas line for a BBQ, and a new back fence, perfect for kids, pets, and summer fun. This home truly has it all: air conditioning, style, space, comfort, and an unbeatable location for families who love the outdoors and value a friendly, tight-knit community. Don't miss your chance to make it yours!

Built in 2000

**Essential Information**

MLS® #	A2226000
Price	\$875,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,051
Acres	0.10
Year Built	2000
Type	Residential
Sub-Type	Detached

Style	2 Storey
Status	Active

### Community Information

Address	50 Springbank Rise Sw
Subdivision	Springbank Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 4J6

### Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Central Vacuum, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Three-Sided
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Cul-De-Sac, Front Yard, Landscaped, Lawn, Rectangular Lot
Roof	Shake
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 30th, 2025
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Days on Market	9
Zoning	R-G
HOA Fees	240
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	RE/MAX Realty Professionals
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