

\$929,000 - 21 Springbank Rise Sw, Calgary

MLS® #A2255446

\$929,000

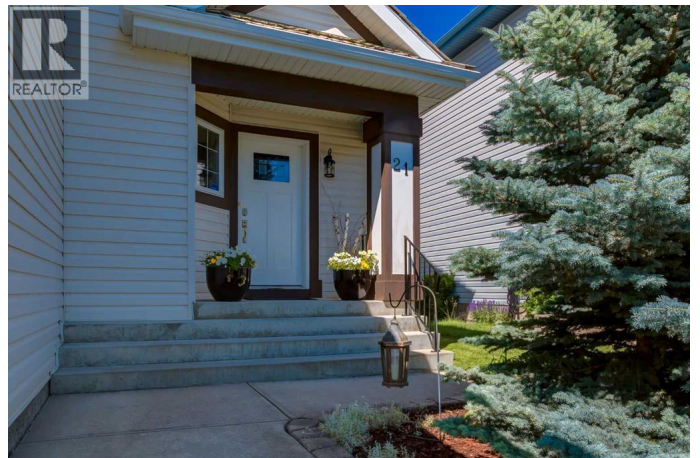
4 Bedroom, 4.00 Bathroom, 1,947 sqft

Single Family on 0.11 Acres

Springbank Hill, Calgary, Alberta

***MASSIVE \$30,000 PRICE ADJUSTMENT!**

Don't miss this opportunity!* Tucked away in a quiet cul-de-sac and backing directly on to a lush green space, this home is the true epitome of family living. The low-maintenance backyard flows effortlessly into the park beyond - simply open the gate and your world expands into endless space for children to play, pets to roam, and neighbours to gather. Inside, the home radiates warmth and comfort with an open-concept design and updated birch hardwood floors throughout the main level. The inviting living room centres around a cozy fireplace, while the beautifully renovated gourmet kitchen strikes the perfect balance of timeless elegance and function. Granite countertops, custom ceiling-height cabinetry, stainless steel appliances (including a gas range), and a generous island with breakfast bar make it a natural hub for everything from Saturday morning pancakes to evening glasses of wine. The adjoining dining area is perfectly placed for family dinners and holiday celebrations, creating a seamless flow for everyday living and special occasions alike. Just off the garage, a well-designed mudroom with main floor laundry keeps busy family life organized with ease. Upstairs, a spacious bonus room invites game nights, movie marathons, or quiet afternoons with a book. The primary suite feels like a private retreat with its walk-in custom California Closet and a spa-inspired ensuite featuring a freestanding soaker tub and glass-enclosed shower. Two



additional bedrooms share an updated full bathroom, completing this family-friendly level. The fully finished lower level adds even more versatility, with a cozy family room, guest bedroom, and flex space ideal for a home gym or office. Practical updates include two new hot water tanks (2025), recently serviced furnace and A/C (2025), new garage door, new LG refrigerator & well maintained roof. Outdoors, summer evenings come alive on the rebuilt deck, kids ride bikes and play street hockey in the cul-de-sac, and family walks wind through nearby pathways and parks. With Griffith Woods School (K-9), Ernest Manning High, Rundle College, Ambrose University, Westside Rec Centre, Aspen Landing, West Hills Towne Centre, Stoney Trail and the C-Train all nearby, every convenience is close at hand. This is more than a house - it's a warm and welcoming family home, designed for everyday moments and lasting memories. (id:6289)

Built in 1999

Essential Information

Listing #	A2255446
Price	\$929,000
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Square Footage	1,947
Acres	0.11
Year Built	1999
Type	Single Family
Sub-Type	Freehold

Community Information

Address	21 Springbank Rise Sw
Subdivision	Springbank Hill
City	Calgary

Province	Alberta
Postal Code	T3H4L9

Amenities

Amenities	Golf Course, Park, Playground, Recreation Nearby, Schools, Shopping
Features	Cul-de-sac, Treed, No neighbours behind, Closet Organizers, Level
Parking Spaces	4
Parking	Attached Garage
# of Garages	2
View	View

Interior

Appliances	Washer, Refrigerator, Cooktop - Gas, Dishwasher, Dryer, Microwave, Oven - Built-In, Hood Fan, Window Coverings, Garage door opener
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Stone, Vinyl siding
Exterior Features	Landscaped, Lawn
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	CIR Realty
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