

# \$850,000 - 11 Springbank Mews Sw, Calgary

MLS® #A2230811

**\$850,000**

4 Bedroom, 3.00 Bathroom, 2,142 sqft

Residential on 0.12 Acres

Springbank Hill, Calgary, Alberta

Showings to start June 17, 2025. Welcome to this spacious four-bedroom, three-bathroom family home located on a quite cul de sac street in the highly desirable Springbank Hill area. This property offers an ideal layout suitable for a growing family. The traditional design includes a formal living room, family room, dining room, kitchen, and a sizable main floor office space. The open yet structured layout provides various areas for each family member to find a quiet spot. The main level is completed with a two-piece bathroom and a laundry/mud room.

The upper level boasts a rare four-bedroom floor plan along with additional window seating for a quite get away space. All three secondary bedrooms are ample in size and functionality, sharing a four-piece main bathroom. The primary bedroom is expansive and features a walk-in closet and a five-piece ensuite bathroom, complete with a double vanity and corner soaker tub. The beautifully landscaped backyard can be accessed through garden glass sliding doors from the dining area, which highlights ten-foot ceilings and large windows that enhance natural light. The west-facing backyard has been professionally landscaped with an interlocking brick patio and walkway, Alan stone retaining wall, and a raised garden area. There is a rough-in for an inground sprinkler system. The garden presents a vibrant array of perennials and seasonal flowers, and the mature trees provide a high degree of privacy. Additionally,



there is an extra deck designated for barbecues and additional seating. The full basement remains unfinished and ready for future expansion ideas. This home has been meticulously maintained by long-term owners. Recent updates over the past three years include a new roof (2023), new luxury vinyl plank flooring throughout the main floor (with hardwood beneath the vinyl), stainless steel appliances (2022), and a new washer/dryer (2022). This property's location is ideal for families seeking diverse schooling options. Walking distance to Battalion Park school(public) and Meno Simon's (Charter school) as well as a short drive to alternate public and private schools. It is conveniently located close to numerous amenities such as grocery stores, professional offices, specialty shops, big box stores, and more. Outdoor and indoor activities are readily accessible, including walking/biking paths, Griffith Woods, Westside Recreation Centre, and quick access to the mountains via Stoney Trail. The Springbank Hill area continues to be highly attractive for its many benefits.

Built in 2001

**Essential Information**

MLS® #	A2230811
Price	\$850,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,142
Acres	0.12
Year Built	2001
Type	Residential
Sub-Type	Detached

Style	2 Storey
Status	Active

### Community Information

Address	11 Springbank Mews Sw
Subdivision	Springbank Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 4V5

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage Faces Front
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Central Vacuum, Crown Molding, Double Vanity, Kitchen Island, Pantry, Quartz Counters, Soaking Tub, Track Lighting, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Family Room, Gas, Gas Starter
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Yard, City Lot, Cul-De-Sac, Front Yard, Interior Lot, Landscaped, Lawn, Level, See Remarks
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	June 16th, 2025
Days on Market	3
Zoning	R-G

## **Listing Details**

Listing Office	RE/MAX Complete Realty
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