

**7826 Springbank Way SW**  
**Calgary, Alberta**

**MLS # A2258636**



**\$949,000**

<b>Division:</b>	Springbank Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,947 sq.ft.	<b>Age:</b>	1999 (26 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Lawn, Level, Rectangular Lot, Street Lig		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	None		

Exuding timeless elegance and modern refinement, this meticulously renovated Jayman-built residence in the prestigious community of Springbank Hill offers over 2,600 sq.ft. of beautifully curated living space with 4 bedrooms and 3.5 baths. A custom front door opens to a welcoming tiled foyer, where hardwood floors set the tone for the home's luxurious interiors. To one side, a formal dining room flows seamlessly into a spacious living area, anchored by a granite-surround gas fireplace with bespoke wood mantle. The showpiece of the main floor is the exquisitely updated chef's kitchen, showcasing full-height custom cabinetry, a built-in wine fridge and rack, coffee bar, spice drawers, sheet pan storage, Delta touch faucet, electric range stove with pot filler, and a thoughtfully expanded corner pantry with maximized shelving. A large kitchen island with secondary vegetable sink provides additional storage and seating, while the built-in banquette (with pull out storage) breakfast nook adds charm and functionality. Tucked discreetly away is a built-in office space with folding doors, alongside hidden bins for compost, garbage, and recycling. From here, step outside to the professionally landscaped backyard featuring stonework, retaining walls, a gas line for BBQs, with direct access to a scenic walking path. A powder room, laundry room, and extra storage complete the main floor. Upstairs, a sun-drenched south-facing bonus room, with custom wooden shutters, offers the perfect retreat for family movie nights. Two secondary bedrooms with custom built-in closets and wooden shutters share a newly renovated bathroom with heated floors, expanded counter space, and abundant storage. The tranquil primary suite overlooks the manicured yard and boasts a walk-in California Closet, wooden shutters, and a spa-inspired ensuite with heated floors, an oversized

glass shower, standalone tub, and custom vanity storage. The fully finished basement is brightened by expanded windows and features a spacious games area, a second family room with fireplace, a large guest bedroom with egress window, and a full bath. Even the under-stair storage is finished and lit, doubling as the perfect children's hideaway or play space. Additional highlights include Hunter Douglas blinds, designer Hubbardton Forge lighting, built-in vacuum, Kinetico water softener, humidifier, and central A/C. Recent updates ensure peace of mind, including a newer hot water tank (2018), dishwasher (2021), washer/dryer (2019), and NO Poly-B plumbing. This is an exceptional opportunity to own a fully upgraded, move-in ready home in one of Calgary's most coveted communities!