

\$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

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|-------------|----------------|
| Date Listed | May 30th, 2025 |
|-------------|----------------|

| | |
|----------------|-----|
| Days on Market | 3 |
| Zoning | R-G |
| HOA Fees | 240 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

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