

# \$1,095,000 - 11 Springbank Mount Sw, Calgary

MLS® #A2226345

**\$1,095,000**

5 Bedroom, 4.00 Bathroom, 2,281 sqft

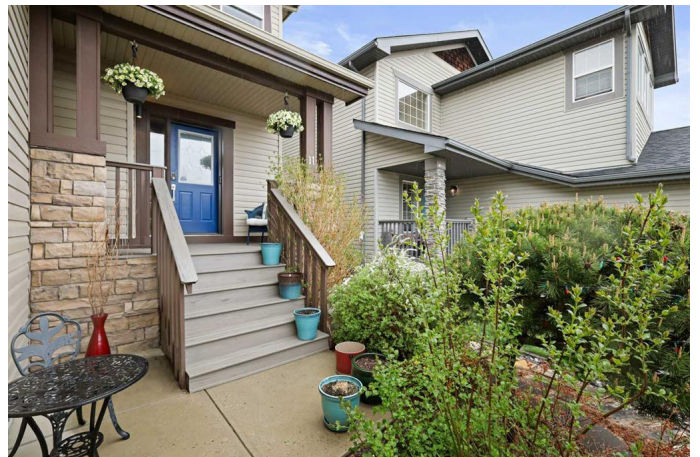
Residential on 0.11 Acres

Springbank Hill, Calgary, Alberta

\*\*\* OPEN HOUSE Sat 14 Jun 2025 2pm - 4pm \*\*\*

Charming Family Home in Desirable Springbank - Quiet Cul-de-Sac Living!

Welcome to this beautiful family home nestled in a quiet cul-de-sac in the heart of Springbank, where children can safely play and neighbors take pride in their community. With fantastic curb appeal and long-time original owners, this property exudes warmth, care, and pride of ownership throughout. Inside, you'll find a thoughtfully designed layout perfect for family living. The renovated kitchen is a culinary showpiece featuring top-of-the-line Bertazzoni appliances, including a gas stove/oven and built-in oven/microwave combo. A mosaic tile backsplash, two generous pantry cupboards, and a layout made for entertaining round out this impressive space. The cozy living room centers around a gas fireplace flanked by large windows, creating a bright and inviting atmosphere. Step outside to your private backyard oasis—ideal for relaxing or entertaining. Enjoy the afternoon sun or cool off under the gazebo. The beautifully tiered garden features a concrete patio, an elevated fire pit, and mature fruit trees, making it the perfect space to host family and friends. Upstairs, the primary suite is a serene retreat complete with a renovated ensuite and a walk-in closet. Three additional bedrooms and an updated 4-piece bathroom offer comfort and function for the whole family. The fully developed basement adds incredible versatility



with a fifth bedroom, stylish 3-piece bathroom, dedicated home gym, and spacious recreation roomâ€”perfect for movie nights, playtime, or gaming. This homeâ€™s location is unbeatableâ€”with top-rated schools, parks, minutes to West Market Square, Strathcona Square, Westhills Shopping Centre, and Westhill Recreation Centre. Whether you're commuting downtown with ease or heading west for a mountain escape, this is the perfect hub for both urban and outdoor lifestyles. Donâ€™t miss your opportunity to own this lovingly maintained family home in one of Calgaryâ€™s most sought-after communities!

Built in 2002

**Essential Information**

MLS® #	A2226345
Price	\$1,095,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,281
Acres	0.11
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	11 Springbank Mount Sw
Subdivision	Springbank Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 5E5

**Amenities**

Parking Spaces	2
Parking	Double Garage Attached, Garage Door Opener
# of Garages	2

## Interior

Interior Features	Breakfast Bar, Built-in Features, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Microwave, Refrigerator, Stove(s), Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Other
Lot Description	Front Yard, Landscaped, Street Lighting, Views
Roof	Asphalt Shingle
Construction	Other, Stone, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 11th, 2025
Days on Market	2
Zoning	R-G

## Listing Details

Listing Office	Greater Property Group
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