



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
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**7 Spring View SW  
 Calgary, Alberta**

**MLS # A2242735**



**\$850,000**

<b>Division:</b>	Springbank Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,959 sq.ft.	<b>Age:</b>	1998 (27 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped		

<b>Heating:</b>	Fireplace(s), 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>	Ceiling Fan(s), Granite Counters, Pantry, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to 7 Spring View SW &mdash; the perfect family home nestled on a quiet street in sought-after Springbank Hill. Just steps from a neighborhood park, this spacious 4-bedroom, 4-bathroom home offers nearly 2,000 sq. ft. above grade, plus a bright, fully finished basement designed with both comfort and functionality in mind. The main floor features gleaming hardwood floors, a large living room with a cozy gas fireplace, and a bright, open-concept kitchen equipped with granite countertops, stainless steel appliances, a corner pantry, and direct access to the sunny, west-facing backyard. A formal dining room, breakfast nook, 2-piece powder room, and convenient main-floor laundry complete the level. A few steps up, the expansive bonus room offers the ideal space for movie nights, a play area, or a home office. Upstairs, the primary suite is a true retreat with a generous walk-in closet and a luxurious 5-piece ensuite. Two additional bedrooms and a full bathroom with granite counters complete the upper floor. The fully developed basement adds even more living space with a large rec room, fourth bedroom, and a 3-piece bathroom&mdash;perfect for guests or teens. Step outside to a low-maintenance backyard oasis featuring a two-tiered deck with gas BBQ hook-up, stone patio, and built-in natural gas firepit&mdash;ideal for summer entertaining. With proximity to parks, playgrounds, top-rated schools, Westside Rec Centre, Westhills shopping, and the C-Train, this home checks all the boxes for location, layout, and lifestyle. Don&rsquo;t miss your opportunity&mdash;book your private showing today!