

\$875,000 - 50 Springbank Rise Sw, Calgary

MLS® #A2226000

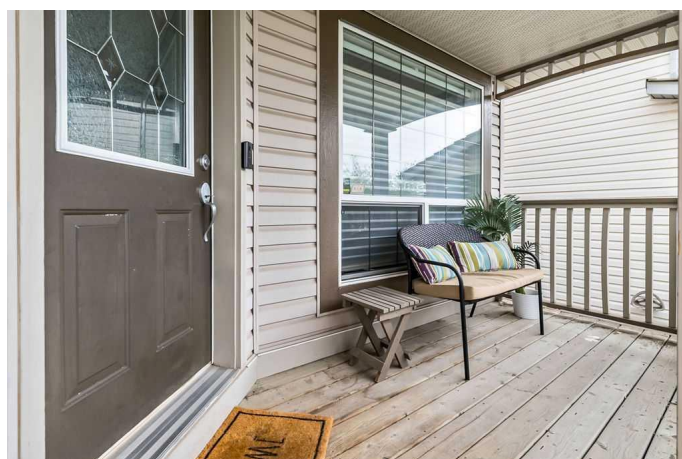
\$875,000

4 Bedroom, 4.00 Bathroom, 2,051 sqft

Residential on 0.10 Acres

Springbank Hill, Calgary, Alberta

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, youâ€™ll be impressed by the curb appeal, mature landscaping, a quaint front porch, and an inviting exterior set the tone for whatâ€™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, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s), Wet Bar, Jetted Tub
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

Date Listed	May 30th, 2025
Days on Market	15

Zoning	R-G
HOA Fees	240
HOA Fees Freq.	ANN

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.