



## 11 Springbank Mews Calgary Alberta

\$850,000

Showings to start June 17, 2025. Welcome to this spacious four-bedroom, three-bathroom family home located on a quiet cul de sac street in the highly desirable Springbank Hill area. This property offers an ideal layout suitable for a growing family. The traditional design includes a formal living room, family room, dining room, kitchen, and a sizable main floor office space. The open yet structured layout provides various areas for each family member to find a quiet spot. The main level is completed with a two-piece bathroom and a laundry/mud room. The upper level boasts a rare four-bedroom floor plan along with additional window seating for a quiet getaway space. All three secondary bedrooms are ample in size and functionality, sharing a four-piece main bathroom. The primary bedroom is expansive and features a walk-in closet and a five-piece ensuite bathroom, complete with a double vanity and corner soaker tub. The beautifully landscaped backyard can be accessed through garden glass sliding doors from the dining area, which highlights ten-foot ceilings and large windows that enhance natural light. The west-facing backyard has been professionally landscaped with an interlocking brick patio and walkway, Alan stone retaining wall, and a raised garden area. There is a rough-in for an inground sprinkler system. The garden presents a vibrant array of perennials and seasonal flowers, and the mature trees provide a high degree of privacy. Additionally, there is an extra deck designated for barbecues and additional seating. The full basement remains unfinished and ready for future expansion ideas. This home has been meticulously maintained by long-term owners. Recent updates over the past three years include a new roof (2023), new luxury vinyl plank flooring throughout the main floor (with hardwood beneath the vinyl), stainless steel appliances (2022), and a new washer/dryer...

Primary Bedroom 17.25 Ft x 11.50 Ft

5pc Bathroom 10.00 Ft x 4.00 Ft

Bedroom 10.00 Ft x 11.42 Ft

Bedroom 11.33 Ft x 9.25 Ft

Bedroom 10.75 Ft x 9.33 Ft

4pc Bathroom 8.00 Ft x 5.00 Ft

Family room 8.00 Ft x 10.00 Ft

Dining room 9.67 Ft x 8.00 Ft

Kitchen 10.83 Ft x 12.42 Ft

Den 10.00 Ft x 9.33 Ft

2pc Bathroom 4.00 Ft x 5.00 Ft

Laundry room 7.00 Ft x 5.00 Ft

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Listing Presented By:



Originally Listed by:  
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