



Calgary-C-Springbank Hill
7936 SPRINGBANK Boulevard SW

LP \$ 614,000
MLS #: C3542266

Status:	Active	Type:	Residential Detached Single Family
DOM:	60	Style:	2 Storey
Rms Abv Gd:	8	Year Built:	2001
Bedrms:	Above: 4/Ttl: 5	Basement:	Full
Full/Half Baths:	3/1	Bsmnt Dev:	Fully Finished
Tot Flr SqFt:	2189.40	Total Sq M:	203.4

Situated in the popular southwest community of Springbank Hill just 15 to 20 minutes from the downtown core, this 2-storey open concept home backing onto a quiet park features 5 bedrooms, 3.5 washrooms and a fully finished basement. The kitchen features recently upgraded stainless steel appliances including a Whirlpool range, Samsung French door refrigerator (with filtered water and icemaker) and Bosch dishwasher as well as an InSinkErator garbage disposal unit, a corner pantry and island with raised eating bar. Enjoy a maintenance free composite deck with glass rails in the back yard, complete with a natural gas BBQ hookup. The yard features recently redone shrubbery and flower beds, with a 6-zone sprinkler system covering both front and back yards as well as flowerbeds. The master bedroom comes complete with a walk-in closet and a large jetted tub. The rest of the second floor features 3 bdrms and study/den area with plenty of room to work from home. Enjoy the HD Video Link!!

Directions: Take 69th Street SW to Springbank Boulevard.

Virtual Tour: <http://www.platinumhd.tv/theatre/7936-springbank-boulevard-s> Brochure: <http://www.platinumhd.tv/theatre/7936-springbank-boulevard-sprir>

	<u>1Pc</u>	<u>2Pc</u>	<u>3Pc</u>	<u>4Pc</u>	<u>5Pc</u>	<u>6Pc</u>	Poss:11/09/12		<u>Level</u>	<u>Mtr2</u>	<u>SqFt</u>	
Full Baths:	0	1	0	2	0	0	Occupancy:	Seller	Main:	98.3	1058.10	
Enst Baths:		0	0	1	0	0			Uppr:	104.6	1125.91	
Addl Rms:	Finish Levels: 3						Garage Dim:		AbGd:	203.4	2189.40	
Fin Fpl/Rgh:	1/	Fplc Fuel: Gas Only					Elem Schl:	Battalion, Westgt, St.Joan	Lowr:			
Fireplace:	Tile Surround						Middle Schl:	AE Cross, BPNkhm, St.Joan	BIGd:	84.6	910.63	
Parking:	Double Garage Attached						High Schl:	Ernst Mnng, Westrn Cndn	Total A.G:	203.4	2,189.40	

Living Room:		Master Bdrm:	4.57x3.81	U		
Dining Room:		Bedrm 2:	3.65x2.74	U	Bedroom	3.35x3.04 L
Kitchen:	6.79x2.74	M	Bedrm 3:	3.50x2.74	U	
Family Room:	5.49x5.18	M	Bedrm 4:	3.96x3.35	U	
Den:	4.28x3.04	M	Recreation Room	7.92x5.18	L	
Bonus Room:	3.37x3.04	A				

Flooring:	Carpet, Laminate Flooring, Ceramic Tile	Foundation:	Concrete
Construct:	Wood Frame	Heat Type:	Forced Air-1
Roof:	Cedar Shakes	Heat Fuel:	Natural Gas
Exterior:	Vinyl, Stone	Remodel:	
Site Influen:	Flat Site, Fenced, Golf Nearby, Landscaped, Park/Reserve, Playground Nearby, Shopping Nearby,	Features:	Dog Run-Fenced In, Exterior Walls- 2x6', No Smoking Home, Porch, Sprinkler System-Underground, Vinyl Windows, Closet Organizers, Deck, Detectors Smoke, Appliances Included, Fenced, Fireplaces, Secured Parking
Goods Incl:	Refrigerator, Stove-Electric, Vacuum System Attachments, Washer, Dryer, Garburator, Garage Opener-2 Control, Window Coverings-All	Amenities:	
		Restrict:	N-KNW
		Goods Excl:	

Warranty: None
Front Exposure: S

Prop Class:	Single Family	Condo/HOA:	Condo:	HOA:	\$200
Condo Name:		Condo/HOA Incl:	,Amenities Associated With Hoa/Condo		
Prk Encl/TTL:	2/4				
Reg Size:					

Total Lot M2:	420.0	Lot Dimen:	
Frontage:	8.7	Lot Shape:	Rectangular
Depth:		Zoning:	R-1
Conform:		Front Expos:	S
	Cnform Yr:		

Mortgage:	\$0	Cash Down:	
Payments:		Due:	
Rate:		Lender:	
Taxes:	\$ 3,798 - 2012	Local Improve	