

**168 Spring Crescent SW**  
**Calgary, Alberta**

**MLS # A2253393**



**\$828,000**

|                  |                                                    |               |                   |
|------------------|----------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Springbank Hill                                    |               |                   |
| <b>Type:</b>     | Residential/House                                  |               |                   |
| <b>Style:</b>    | 2 Storey                                           |               |                   |
| <b>Size:</b>     | 1,814 sq.ft.                                       | <b>Age:</b>   | 1999 (26 yrs old) |
| <b>Beds:</b>     | 3                                                  | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached                             |               |                   |
| <b>Lot Size:</b> | 0.10 Acre                                          |               |                   |
| <b>Lot Feat:</b> | Back Yard, Front Yard, Landscaped, Rectangular Lot |               |                   |

|                    |                                   |                   |     |
|--------------------|-----------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas           | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Hardwood, Tile                    | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Cedar Shake                       | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Finished, Full                    | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Shingle Siding, Wood Frame        | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                   | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Built-in Features, Stone Counters |                   |     |

**Inclusions:** n/a

Stunning Newly Renovated Family Home in Springbank! This beautifully renovated 2-storey home is a perfect fit for a family, offering 2 spacious bedrooms upstairs and 1 more in the fully finished basement. The open-concept main floor features a bright family room with built in shelving, and a stunning newly renovated white kitchen with a large island. Brand new stainless steel appliances, quartz countertop, and gorgeous hardwood floors throughout the main level. Upstairs, enjoy 2 generously sized bedrooms, including a master suite with a walk-in closet and a luxurious 4-piece ensuite. The massive bonus room is flooded with natural light, offering the perfect space for a playroom, office, or extra living area. The fully finished basement includes a large family room a spacious 3rd bedroom, and a wet bar perfect for hosting. Additional features include an insulated double attached garage, ample storage, and a fantastic location on a quiet street, just steps from parks, paths, and all amenities. This newly renovated home offers incredible value don't wait! Schedule your private viewing today!