

FEATURE SHEET

41 Springland Way SOUTH SPRINGBANK

OVERVIEW:

- Private and treed 2 acre property just outside West Calgary city limits in the desirable community of Springland Estates in south Springbank
- Originally built in 1979 and featuring over 3000 sqft above grade with 3 beds on the main level and an additional 4th bed in the walkout level
- Attached triple car garage (31' x 22) with staircase access to basement
- Kinetico water filtration system
- Vacuflo and attachments
- Alarm system components
- Expansive west facing yard with fire pit, greenhouse and shed
- Air Conditioning
- Part of the Poplar View Water Co-op
- Septic tank and field
- Inside the boundaries of the coveted Springbank school system and with excellent proximity to west Calgary's top private schools
- Exceptional access to the Rocky mountains, the new Stoney Trail extension, West Springs, Aspen Landing, WinSport, the Calgary Farmer's Market and west Calgary's coveted private schools

OUTDOOR FEATURES

- Expansive west facing yard with exceptional space, full privacy and mature trees
- Serene side deck with staircase access to the yard
- Large greenhouse
- Garden shed
- Walk-out level patio to enjoy the serene surroundings
- Conversation area with fire pit to enjoy the Alberta summer nights

MAIN FLOOR (3057sqft RMS)

- Beautiful sunken living room with vaulted ceiling and focal wood burning fireplace with stone surround and gas log lighter
- Expansive dining room, perfect for large family gatherings
- Kitchen with granite countertops and premium appliances including SubZero fridge, Bosch dishwasher, Miele wall oven and steam oven, electric cook top (as-is, one element not working) and Miele coffee maker (as-is, needs service and descaling)
- Breakfast nook
- Large family room with extensive built-ins and fireplace
- Gorgeous sunroom with in-floor heat
- Three bedrooms total on the main with two sharing a four piece bathroom featuring in-floor heat
- Expansive primary retreat with hardwood flooring and hosting a large 5 piece ensuite with in-floor heat, dual sinks, jetted tub (as-is, never used), shower (steam unit as-is, never used) and large closet
- Mudroom, laundry and powder room

WALK-OUT LEVEL (2542 total sqft)

- Large sunken family room built for relaxing with fireplace, quaint bar area (note sink as-is, has never been hooked up) and access to the walk-out yard
- Expansive bedroom four
- Large 4 piece bath
- Cold storage room
- Approx 900sqft of undeveloped space - would be excellent options for fitness / recreation rooms, additional bedroom, etc

UPDATES

- Asphalt shingles replaced 2017
- Soffit and eavestrough replaced 2017
- Attic insulation top-up 2015
- Hot water tanks replaced 2020
- Furnace humidifiers replaced 2018
- Electrical panel replaced 2017
- Air conditioners replaced 2015
- Firepit and patio 2022
- Bosch dishwasher 2022
- Samsung washer and dryer 2015
- Septic alarm added 2022
- Driveway sealed 2020
- Furnaces (2) replaced approx 2007
- Patio door in kitchen and basement replaced 2021
- Mohawk carpet in two of the main floor bedrooms 2019
- Mohawk carpet in basement 2014

While reasonable efforts have been made to verify the above information, it is not guaranteed and should be independently verified.

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