

\$838,883 - 26 Springbank Rise Sw, Calgary

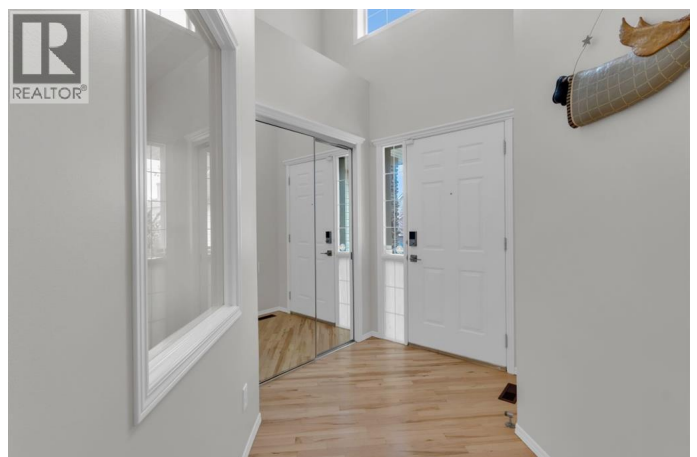
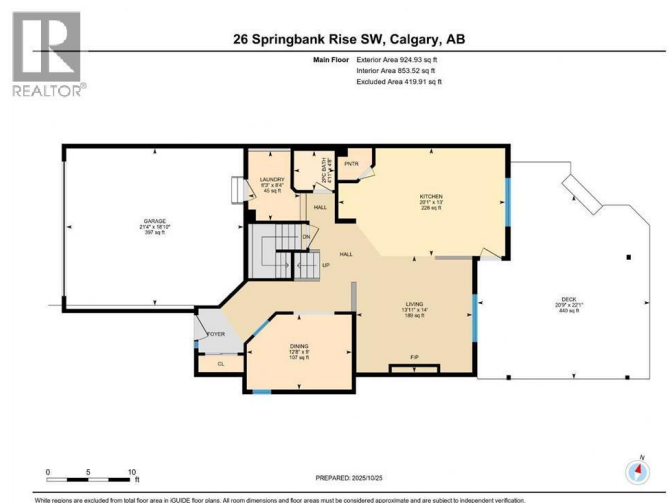
MLS® #A2266992

\$838,883

4 Bedroom, 4.00 Bathroom, 2,029 sqft
Single Family on 0.10 Acres

Springbank Hill, Calgary, Alberta

Welcome to your beautifully maintained and fully developed Cedarglen home located on a quiet cul-de-sac in the desirable community of Springbank Hill. From the moment you enter, youâ€™re greeted by soaring vaulted ceilings and an abundance of natural light. To the right, a bright and inviting dining room; to the left, a convenient powder room and a well-designed mudroom/laundry area that provides direct access to the attached garage. The heart of the home is the expansive, open-concept kitchen and living area â€“ perfect for both everyday living and entertaining. The upgraded kitchen features a 10-foot granite island that comfortably seats eight, a full-sized pantry, undermount sink, and refinished solid hardwood flooring. The attention to detail and quality craftsmanship are evident throughout. The adjoining living area offers elegant custom built-in cabinetry and a modern electric fireplace, creating a warm and inviting atmosphere. Large windows overlook the spacious deck and your private professionally landscaped oasis â€“ ideal for outdoor gatherings or quiet relaxation by the fire. Upstairs, youâ€™ll find a generous bonus room perfect for family movie nights or cozy evenings by the gas fireplace. Two well-proportioned bedrooms share a full bath, while the primary suite provides a peaceful retreat complete with a walk-in closet, separate shower, and a luxurious soaker tub. The fully developed lower level offers even more living space with a large fourth bedroom,



full bath, recreation room, and a fully equipped office area with ample storage and newer carpeting. Additional features include a storage shed beside the double attached heated garage, complete with tire and storage racks and a moveable workshop. Freshly painted rooms and NEW light fixtures make this homemove in ready. This exceptional home combines comfort, style, and practicality â€” truly the best value in sought-after Springbank Hill. Donâ€™t miss your opportunity to make it yours. COMMUNITY: Springbank Hill i s a large and diverse family-oriented suburb located in the southwest (SW) quadrant of Calgary, Alberta, near the city's western limit. It was established in 1999 on land annexed to the City of Calgary in 1994. The neighbourhood is bounded to the north by 17 Avenue SW, to the south by Stoney Trail, to the east by 69 Street SW, and to the west by 101 Street SW. It is sometimes confused with the older unincorporated rural community of Springbank, located to the west in Rocky View County It is known for its rolling hills, expansive green spaces, and scenic views of the Elbow River Valley, foothills, and Rocky Mountains. Springbank Hill is home to Ernest Manning High School, Ambrose University College, and the 69 Street station of the West LRT, which began operations in December 2012. The area also features parks such as Griffiths Woods Park and access to natural rese (id:6289)

Built in 2001

Essential Information

Listing #	A2266992
Price	\$838,883
Bedrooms	4
Bathrooms	4.00
Half Baths	1

Square Footage	2,029
Acres	0.10
Year Built	2001
Type	Single Family
Sub-Type	Freehold

Community Information

Address	26 Springbank Rise Sw
Subdivision	Springbank Hill
City	Calgary
Province	Alberta
Postal Code	T3H4J6

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	Cul-de-sac, Treed, PVC window, Closet Organizers, No Smoking Home
Parking Spaces	4
Parking	Attached Garage, Concrete, Exposed Aggregate, Garage, Heated Garage, Other, Street
# of Garages	3

Interior

Appliances	Refrigerator, Dishwasher, Stove, Microwave Range Hood Combo, Window Coverings, Garage door opener
Heating	Natural gas Central heating, Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Stone, Vinyl siding
Exterior Features	Garden Area, Landscaped, Lawn
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	Real Estate Professionals Inc.
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Listing information last updated on October 29th, 2025 at 7:46am PDT