



**GRASSROOTS**  
REALTY GROUP

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**86 Springborough Green SW  
Calgary, Alberta**

**MLS # A2232675**



**\$1,499,900**

<b>Division:</b>	Springbank Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,047 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, City Lot, Front Yard, Landscaped,		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Stucco	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)		
<b>Inclusions:</b>	Refrigerator in pantry		

**OPEN HOUSES:** July 19th, 3-5 pm & July 20th, 3-5 pm. This is your opportunity to live in the sought-after enclave of Springborough located in Springbank Hill. Welcome to this exceptional custom family home offering over 4500 sq ft of developed living space complete with walk-out basement & huge pie lot. This beautifully crafted home will impress the most discerning buyer with its soaring ceilings & expansive windows that allow natural light in throughout the day. At the front of the home is a lovely front veranda that is perfect for enjoying a morning coffee. Stepping inside, you're greeted with a large entryway & open concept main floor that showcases the seamless flow of living between the dining, family & kitchen areas & creates both a warm & bright feeling throughout. At the heart of home is a spacious gourmet kitchen equipped with stainless steel appliances, granite countertops, a huge island, large walk-in pantry & a bright breakfast nook. The adjoining 2-story family room is anchored by a beautiful fireplace surrounded by built-ins & overlooks the landscaped backyard blending style & function for everyday living & entertaining. The formal dining room is both intimate & inviting which allows the flexibility to have both formal & informal get togethers. The expansive deck off the breakfast nook has mountain views, Duradeck & glass railing, is perfect for summer evenings with room for furniture, a gas line for a BBQ & stairs to a lower deck & the yard below. Completing the main floor is a private home office, large mudroom/laundry room with lots of built-ins & guest powder room. Upstairs, the expansive primary bedroom is a luxurious retreat featuring room for a king bed, a spa inspired ensuite with double vanity, separate make-up counter, soaker tub, separate shower, separate toilet room, linen closet & walk-in closet with organizers. Two

additional well-sized bedrooms, a full bathroom & a spacious bonus room with extensive built-ins & wet bar complete the upper level. The sunlit lower level walk-out is a bright, open entertaining area with a second fireplace, room for a pool table, has a 4th large bedroom, full bathroom, flex room that is perfect as a yoga/workout area or gaming room & has plenty of room for storage. With access to a private covered lower patio that leads to a beautifully landscaped yard, this home is perfect for family living & entertaining year-round. Completing the fenced yard is a stone patio, underdeck storage, shed, raised gardens, irrigation, wiring for a hot tub & tucked away fire pit. The oversized attached double garage & long driveway provide plenty of storage & parking for larger families. In addition, this home comes with 2 a/c units & central vac throughout. Recent upgrades include: new carpet, 2 furnaces, 2 hot water tanks & 2 a/c units. This prime location is close to schools, Aspen Landing, Westside Rec, transit, parks, playgrounds, paths, outdoor rinks, ball diamonds & is in the heart of a wonderful community.