



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

22 Springborough Way SW
Calgary, Alberta

MLS # A2248978



\$778,800

Division:	Springbank Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,517 sq.ft.	Age:	2004 (21 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Ceiling Fan(s), Open Floorplan, Pantry, See Remarks, Walk-In Closet(s)		

Inclusions: Hoodfan, TV and speakers in basement

Welcome to 22 Springborough Way SW, a Morrison built home located in the heart of Springbank Hill. Offered for the first time by the original owners, this charming two-storey residence boasts over 2,000 square feet of developed living space, including four bedrooms a bonus room and two and a half bathrooms. Ideally situated just a five-minute walk from the LRT station, Westside Recreation Centre, and some of Calgary's top-rated schools—Griffith Woods, Ernest Manning High School, Rundle College, and Ambrose University. Step inside to a spacious foyer that opens into a warm and inviting main floor layout. The kitchen features abundant cabinetry, a raised eating bar ideal for entertaining, and a dining area that flows seamlessly out to a large deck and private backyard through sliding patio doors. The living room showcases hardwood floors and a cozy gas fireplace—perfect for relaxing on winter evenings. A convenient half-bath with a pocket door connecting to the laundry room completes the main level. Upstairs, you'll find all new carpet - a bonus room, full main bathroom and three generously sized bedrooms, including a king-sized primary suite with a walk-in closet and a private ensuite. The professionally developed basement adds even more living space with a large recreation area with a gas fireplace, a custom built-in bar area with beverage center, and a fourth bedroom featuring its own three-piece ensuite—ideal for guests or a growing family. A double attached garage offers plenty of parking and storage, rounding out this exceptional home. Don't miss your chance to live in one of Calgary's most desirable neighborhoods. Schedule your private showing today—this home won't last long!

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