

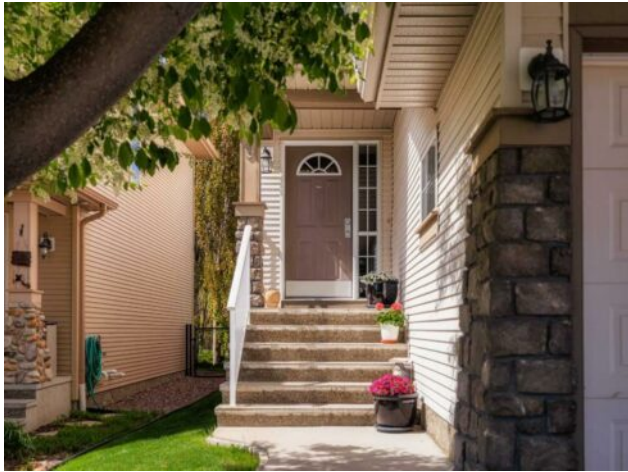


**GRASSROOTS**  
REALTY GROUP

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**9 Springborough Point SW**  
**Calgary, Alberta**

**MLS # A2252282**



**\$810,000**

<b>Division:</b>	Springbank Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,681 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Fruit Trees/Shrub(s), Landscaped		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters		

**Inclusions:** Refrigerator in garage, Storage cabinet in garage, Shoe rack at front entrance

Pride of ownership is evident throughout this IMMACULATE, MOVE-IN READY, smoke- and pet-free 3-bedroom home, ideally situated on a quiet, family-friendly street in desirable Springbank Hill. ORIGINAL OWNERS! Enjoy direct access to the community's extensive pathway system right from your backyard, and a PLAYGROUND just steps away. The bright, open-concept main floor features engineered HARDWOOD (installed July 2020) and a spacious living area with gas fireplace that connects seamlessly to an upgraded kitchen with quartz island countertops, corner pantry and newer stainless-steel appliances (August 2023). The sun-drenched dining nook provides direct access to the private SW facing backyard. A well-placed 2-pc powder room and dedicated main floor laundry room complete this level. A generous bonus room with vaulted ceilings above the garage offers the perfect family gathering or entertainment space. Just a few steps up, you'll find the main 4-pc bathroom and three well-proportioned bedrooms, including a spacious primary retreat with a private ensuite and walk-in closet. The fully developed basement features upgraded egress windows and durable laminate flooring, offering a versatile space perfect for a home gym, kids' play area, or entertainment zone. Enjoy outdoor living with a large composite deck, Phantom screen for indoor-outdoor flow, and a beautifully landscaped SW facing backyard with mature, fruit-bearing cherry trees. Additional upgrades include a new furnace and hot water tank (Dec 2022), humidifier (2020), central vacuum system, and an insulated, drywalled double garage. This spotless, move-in-ready home is WALKING-DISTANCE to top-rated schools - Griffith Woods School, Ernest Manning High School, Rundle Academy and Ambrose College - and a 5-minute walk to the LRT

and Westside Rec Centre. Easy access to Aspen Landing, Westhills Towne Centre, 20 minutes to downtown, quick to Stoney Trail and the mountains.