



**GRASSROOTS**  
REALTY GROUP

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**89 Springborough Boulevard SW**  
**Calgary, Alberta**

**MLS # A2262087**



**\$1,250,000**

<b>Division:</b>	Springbank Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,865 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<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>	Stone, Stucco	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar		

**Inclusions:** N/A

Executive Home in Springbank Hill | Mountain Views | Walkout Basement Welcome to this stunning executive residence in sought-after Springbank Hill, offering near about 4,000 sq. ft. of beautifully upgraded living space. This elegant two-storey home features 9' ceilings and gleaming hardwood floors throughout the main level, where a spacious living room with a gas fireplace flows seamlessly into the formal dining area &mdash; perfect for entertaining. The chef-inspired kitchen is equipped with granite countertops, stainless steel appliances, a large central island, and a sunlit breakfast nook with access to the balcony. A dedicated main-floor office provides the ideal work-from-home setup. Upstairs, the vaulted bonus room showcases incredible views and soaring ceilings. Four generous bedrooms include a luxurious primary retreat with a walk-in closet and spa-inspired ensuite featuring dual vanities and a jetted tub. The fully developed walkout basement is designed for entertaining, complete with a wet bar, large family room with fireplace, a fifth bedroom, and a full bath &mdash; opening out to a covered patio and landscaped yard. Custom finishes, panoramic views, and a premium location make this a truly exceptional home. Don't miss your chance &mdash; book your private showing today!