



GRASSROOTS
REALTY GROUP

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89 Springborough Boulevard SW
Calgary, Alberta

MLS # A2262087



\$1,250,000

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

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	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 — 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 — 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 — book your private showing today!