



GRASSROOTS
REALTY GROUP

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**167 Springborough Way SW
Calgary, Alberta**

MLS # A2271791



\$888,000

Division:	Springbank Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,663 sq.ft.	Age:	2003 (23 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Landscaped, Low Maintenance Landscape, Pie Shaped Lot, Views		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, No Animal Home, No Smoking Home, Separate Entrance		

Inclusions: 2 Stoves, 2 Refrigerators, 2 Dishwashers, 2 Washers, 2 Dryers, Hoodfan, Microwave, Garage Opener, All windowcoverings, Suite: Furnished - See supplements for a list of items

OPEN HOUSE SUNDAY 1:30-3:30 December 14th - FULLY FINISHED 2 STOREY WALKOUT ideally located in the coveted community of Springborough with a 1 BEDROOM LOWER LEVEL LEGAL SUITE - 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 stainless steel appliances, abundant cabinetry, a raised eating bar ideal for entertaining, and a dining area that flows seamlessly out to the upper deck with views across the South East. The living room showcases hardwood floors and a cozy gas fireplace—perfect for relaxing on winter evenings and oversized windows that infuse natural light throughout. A convenient half-bath with a pocket door connecting to the laundry room completes the main level. Upstairs features a bonus room with vaulted ceilings, full main bathroom and three generously sized bedrooms, including a king-sized primary suite with a walk-in closet and a private ensuite. Mountain views can be seen from 2 of the bedrooms. The lower walkout level has a LEGAL SUITE with a full sized kitchen - fridge, stove, microwave hood fan, dishwasher, plus dining and living room areas, 1 large bedroom with storage, 4 pce bath, and its own separate laundry! Generates approx \$25,000 per annum. So many extras in this home. Note Roof/eavestrough replaced 2016, HWT 2017, Suite 2018.