



**GRASSROOTS**  
REALTY GROUP

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**38 Springborough Way SW**  
**Calgary, Alberta**

**MLS # A2280686**



**\$829,999**

<b>Division:</b>	Springbank Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,686 sq.ft.	<b>Age:</b>	2004 (22 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Low Maintenance Landscape, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	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>	Breakfast Bar, Granite Counters, Jetted Tub, No Smoking Home, Pantry, Storage		

**Inclusions:** Shed, desk

Location, location, location! Step into the welcoming foyer that flows into the open-concept living space, highlighted by a cozy fireplace—perfect for relaxing evenings at home. The entire home has just received a fresh, brand-new paint job, giving it a bright and move-in ready feel. The dream kitchen is a standout, featuring granite countertops, updated appliances, and a large island ideal for bar seating. The adjacent dining area opens through sliding doors to the updated deck and a thoughtfully landscaped backyard. Enjoy a low-maintenance outdoor space with professionally designed stone tiering that separates planting areas and enhances the usability of the yard. A spacious backyard shed provides excellent additional storage. The large deck overlooks the yard, creating the perfect spot for both entertaining and everyday enjoyment. The main floor is completed by a convenient half bath and updated Samsung washer and dryer. Upstairs, you’ll find a spacious vaulted bonus room, a full main bath, and generously sized bedrooms, including a king-sized primary retreat with a full ensuite featuring a soaker tub and separate shower. The fully developed basement offers a recreation room, a spacious bedroom, and a 3pc bathroom, along with a separate storage area, providing plenty of space for family fun and organization. Located in a quiet, family-friendly neighborhood, this home is just a short distance to schools, parks, playgrounds, shopping, restaurants, and the LRT, making everyday errands and commuting easy and convenient.