



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

14 Springborough Crescent SW
Calgary, Alberta

MLS # A2296186



\$1,230,000

Division:	Springbank Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,565 sq.ft.	Age:	2004 (22 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Lawn, Rectangular L		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Breakfast Bar, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: All unattached goods you see in the property is negotiable.

DOUBLE WALK ZONES for BOTH Griffith Woods School & Ernest Manning High School | DIRECT ACCESS to Griffith Woods School from your Back Yard within 1-2 mins WALK | BACKING ONTO GREEN SPACE with NO REAR NEIGHBOURS | Walk to Ernest Manning High School: approx 10 mins | Walk to Westside Recreation Centre: approx 12 mins | Walk to 69 ST LRT Station: approx 15 mins | Located within Interior Street of a Cul-du-sec: SAFE, PRIVATE, QUIET and CONVENIENT. Welcome to 14 Springborough Crescent SW, an extremely rare opportunity that does not come up to the market very often! The home features FULL STUCCO EXTERIOR, providing enhanced durability and strong resistance to hail and severe weather conditions. The exterior trim has been painted by the previous owner and the deck was also updated by the same owner only a few years ago. The rectangular 5,102 sqft conventional lot Backs Directly Onto Green Space, creating an exceptional private setting. Stepping inside, it showcases close to 2,600 SQFT ABOVE GRADE of well maintained living space with CLASS, DETAILS AND LUXE. The Front Living Room welcomes you into the home as well as entertaining your guests, leading to a spacious Rear Great Room for family time. The CHEF GRADE KITCHEN includes a convenient VACUUM KICK PAN, a Large Custom-made Island, an Expansive Walk-in Pantry and Ample Luxury Cabinetry. Dining area is surrounded by tons of Natural Lights. And you can watch your kids walking to Griffith Woods School while enjoying your morning coffee here! A spectacular DOUBLE SIDED GAS FIREPLACE connects the great room and kitchen, creating warmth and architectural interest. A PRIVATE MAIN FLOOR DEN offers flexible workspace or study options. The main level also includes laundry and SOLID SURFACE

FLOORING THROUGHOUT WITH NO CARPETING. The upper level hosts THREE spacious Bedrooms, EACH WITH WALK IN CLOSETS. The Primary Retreat features VAULTED CEILING, a LARGE PRIVATE SITTING ROOM and a LUXURIOUS ENSUITE complete with DOUBLE VANITY, TILED SHOWER WITH BENCH and additional cabinetry. A Huge Walk-in Closet with BUILT IN MAKE UP DESK further enhances the primary suite. Also, there is NO CARPET on the upper level as well. The lower level is full and unfinished (about 1,140 sqft). With 4 windows in the basement, it offers great future development potential subject to buyer's interests and municipal requirements. Additional features include HIGH END BUILT IN CABINETRY in both the great room and den, TILE AND HARDWOOD STAIRCASES, NEWER FURNACE (2024) and NEWER HOT WATER TANK (2024). Located in the Prestigious West Part of Calgary, renowned for its Public and Private Schools zone, plus it is near Westside Recreation Centre, Shopping, Parks and Transit, etc. Homes in this micro location rarely become available and when they do, they move quickly. This is a rare opportunity to own a PRIVATE, WALKABLE AND HIGHLY DESIRABLE PROPERTY in one of Calgary's most sought after communities. Book your showing TODAY before it is gone!