

86 Springborough Green SW
Calgary, Alberta

MLS # A2232675



\$1,474,900

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|------------------|--|---------------|-------------------|
| Division: | Springbank Hill | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 3,047 sq.ft. | Age: | 2003 (22 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.18 Acre | | |
| Lot Feat: | Back Yard, Backs on to Park/Green Space, City Lot, Front Yard, Landscaped, | | |

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|--------------------|---|-------------------|-----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full, Walk-Out To Grade | LLD: | - |
| Exterior: | Concrete, Stone, Stucco | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Vaulted Ceiling(s), Walk-In Closet(s) | | |
| Inclusions: | Refrigerator in pantry | | |

OPEN HOUSES: Aug 9 & 10, 4 - 6 pm. This is your opportunity to live in the sought-after enclave of Springborough located in Springbank Hill. Welcome to this exceptional custom family home offering over 4500 sq ft of developed living space complete with walk-out basement & huge pie lot. This beautifully crafted home will impress the most discerning buyer with its soaring ceilings & expansive windows that allow natural light in throughout the day. At the front of the home is a lovely front veranda that is perfect for enjoying a morning coffee. Stepping inside, you're greeted with a large entryway & open concept main floor that showcases the seamless flow of living between the dining, family & kitchen areas & creates both a warm & bright feeling throughout. At the heart of home is a spacious gourmet kitchen equipped with stainless steel appliances, granite countertops, a huge island, large walk-in pantry & a bright breakfast nook. The adjoining 2-story family room is anchored by a beautiful fireplace surrounded by built-ins & overlooks the landscaped backyard blending style & function for everyday living & entertaining. The formal dining room is both intimate & inviting which allows the flexibility to have both formal & informal get togethers. The expansive deck off the breakfast nook has mountain views, Duradeck & glass railing, is perfect for summer evenings with room for furniture, a gas line for a BBQ & stairs to a lower deck & the yard below. Completing the main floor is a private home office, large mudroom/laundry room with lots of built-ins & guest powder room. Upstairs, the expansive primary bedroom is a luxurious retreat featuring room for a king bed, a spa inspired ensuite with double vanity, separate make-up counter, soaker tub, separate shower, separate toilet room, linen closet & walk-in closet with organizers. Two

additional well-sized bedrooms, a full bathroom & a spacious bonus room with extensive built-ins & wet bar complete the upper level. The sunlit lower level walk-out is a bright, open entertaining area with a second fireplace, room for a pool table, has a 4th large bedroom, full bathroom, flex room that is perfect as a yoga/workout area or gaming room & has plenty of room for storage. With access to a private covered lower patio that leads to a beautifully landscaped yard, this home is perfect for family living & entertaining year-round. Completing the fenced yard is a stone patio, underdeck storage, shed, raised gardens, irrigation, wiring for a hot tub & tucked away fire pit. The oversized attached double garage & long driveway provide plenty of storage & parking for larger families. In addition, this home comes with 2 a/c units & central vac throughout. Recent upgrades include: new carpet, 2 furnaces, 2 hot water tanks & 2 a/c units. This prime location is close to schools, Aspen Landing, Westside Rec, transit, parks, playgrounds, paths, outdoor rinks, ball diamonds & is in the heart of a wonderful community.