

# \$1,449,900 - 86 Springborough Green Sw, Calgary

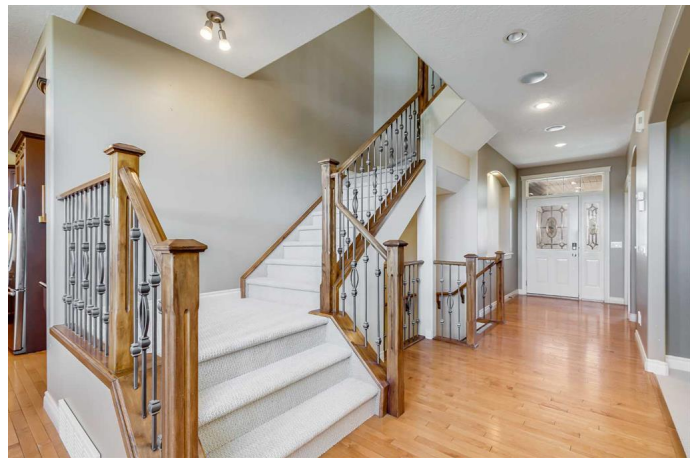
MLS® #A2232675

**\$1,449,900**

4 Bedroom, 4.00 Bathroom, 3,047 sqft  
Residential on 0.18 Acres

Springbank Hill, Calgary, Alberta

This is it!! 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, youâ€™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.

Built in 2003

### **Essential Information**

MLS® #	A2232675
Price	\$1,449,900
Bedrooms	4
Bathrooms	4.00

Full Baths	3
Half Baths	1
Square Footage	3,047
Acres	0.18
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	86 Springborough Green Sw
Subdivision	Springbank Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 5M5

### Amenities

Amenities	Park, Playground
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior 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)
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Garburator, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### Exterior

Exterior Features	BBQ gas line, Garden, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, City Lot, Front Yard, Landscaped, Pie Shaped Lot, Private, Street Lighting
Roof	Asphalt Shingle
Construction	Concrete, Stone, Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 20th, 2025
Days on Market	102
Zoning	R-G
HOA Fees	150
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office Century 21 Bamber Realty LTD.

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