

\$1,399,000 - 86 Springborough Green Sw, Calgary

MLS® #A2232675

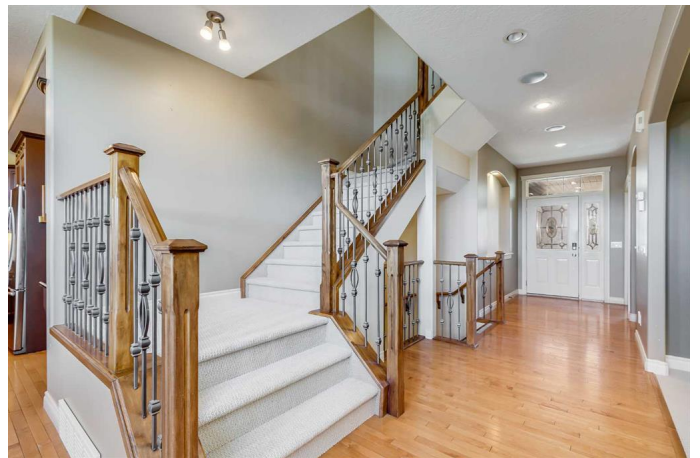
\$1,399,000

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	\$1,399,000
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
Community	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, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Electric Cooktop, Garburator
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Full

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	138
Zoning	R-G
HOA Fees	150
HOA Fees Freq.	ANN

Listing Details

Listing Office Century 21 Bamber Realty LTD.

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.