

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

MLS® #A2232675

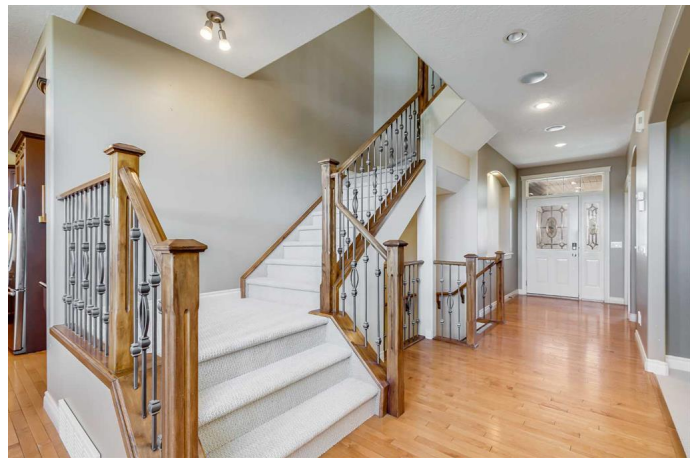
**\$1,399,000**

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 |
| 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 | Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Breakfast Bar, Bookcases, Built-in Features, Central Vacuum, Granite Counters, Vaulted Ceiling(s), Walk-In Closet(s) |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Built-In Oven, Electric Cooktop, Garburator                   |
| Heating           | Forced Air                                                                                                                                                                                  |
| Cooling           | Central Air                                                                                                                                                                                 |
| Fireplace         | Yes                                                                                                                                                                                         |
| # of Fireplaces   | 2                                                                                                                                                                                           |
| Fireplaces        | Gas                                                                                                                                                                                         |
| Has Basement      | Yes                                                                                                                                                                                         |
| Basement          | Full                                                                                                                                                                                        |

### Exterior

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

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 20th, 2025 |
| Days on Market | 143             |
| Zoning         | R-G             |
| HOA Fees       | 150             |
| HOA Fees Freq. | ANN             |

### **Listing Details**

Listing Office            Century 21 Bamber Realty LTD.

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