



**GRASSROOTS**  
REALTY GROUP

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**6 Springborough Green SW  
Calgary, Alberta**

**MLS # A2301423**



**\$1,050,000**

<b>Division:</b>	Springbank Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,337 sq.ft.	<b>Age:</b>	2004 (22 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Level, No Back Lane, No Neighbours Behind, Recta		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** N/A

Nestled in one of SW Calgary's most sought-after communities, this well-maintained 3 bed, 2.5 bath, 2-storey in Springbank Hill offers the space, layout, and location that families are looking for. The main level opens with a tiled entry and hardwood floors that carry through to a large living room anchored by an elegant gas fireplace, a warm and inviting space for both everyday living and entertaining. The kitchen is well-appointed with granite counters, stainless steel appliances, a corner pantry, and a bright breakfast nook with direct access to a generous deck. A separate den/office and a privately situated 2-piece bath complete the main floor thoughtfully. Upstairs, the primary bedroom impresses with a large walk-in closet and a 5-piece ensuite featuring double sinks, a corner soaker tub with west-facing views, a separate shower, and a private water closet. Two additional spacious bedrooms, a 4-piece bath, and a dedicated laundry room round out the upper level. The oversized bonus room features a wall of built-ins and opens to a loft with a built-in computer station. Partial mountain views to the south and west make this a space you will actually want to spend time in. The home has been conscientiously maintained with a new water tank (April 2023), new AC unit (July 2024), and water softener (November 2018), along with a freshly painted interior, garage, and garage door, and a regularly serviced furnace. The unfinished basement with roughed-in plumbing and insulation is a blank canvas ready for your vision. Out back, a private yard with no rear neighbours delivers a genuine sense of seclusion, a rare find in an established community. Steps away from Ernest Manning High School, Griffith Woods K-9, Ambrose University, the 69th Street LRT Station, community pathways, Griffith Woods Park, and Westside Recreation Centre. Westhills Towne Centre with theatre, shopping, and

everyday essentials is just a short drive for added convenience. Just 15 minutes to downtown by car, with effortless access to the mountains and the ring road connecting you to the rest of the city.