



**GRASSROOTS**

REALTY GROUP

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**71 Springborough Green SW  
Calgary, Alberta**

**MLS # A2307311**

**\$1,079,000**



<b>Division:</b>	Springbank Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,214 sq.ft.	<b>Age:</b>	2003 (23 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>	Rectangular Lot		

**Heating:** Forced Air

**Water:** -

**Floors:** Carpet, Ceramic Tile, Hardwood, Tile

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Other

**LLD:** -

**Exterior:** Wood Frame

**Zoning:** R-G

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Breakfast Bar, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)

**Inclusions:** n/a

Ideally situated in the prestigious and highly coveted community of Springbank Hill, this exceptional family home offers a perfect blend of timeless elegance and modern functionality. The moment you enter, you are captivated by the stunning open-to-below architecture, where soaring ceilings and a wall of windows create an atmosphere of grand scale and effortless flow. This dramatic design feature ensures the home is bathed in radiant natural light throughout the day, providing an uplifting environment for both daily life and formal entertaining. The upper level is thoughtfully laid out, featuring a spacious hallway that overlooks the main floor, leading to a sanctuary-like primary suite. This retreat is complete with a lavish 5-piece ensuite, featuring a double vanity with granite tops and a deep corner tub, offering a spa-quality experience at home. The additional bedrooms are generously sized, perfect for a growing family or a dedicated home office. One of the standout features of this property is the massive, unfinished basement. With its high ceilings and open layout, it represents a blank canvas waiting for your personal touch—offering incredible potential to build equity by adding a custom recreation room, legal suite, or private fitness studio. Located in a true prime location, you are mere minutes from Calgary’s most prestigious schools, such as Rundle College and Ernest Manning, as well as the Westside Recreation Centre and the 69 Street LRT for a quick commute downtown. With its unbeatable location, architectural flair, and the opportunity to customize the lower level to your exact needs, this home is a rare find in one of West Calgary’s premier neighborhoods