



GRASSROOTS
REALTY GROUP

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50 Springborough Crescent SW
Calgary, Alberta

MLS # A2329828



\$1,075,000

Division:	Springbank Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,650 sq.ft.	Age:	2003 (23 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Garden, Landscaped, Lawn, Level		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Storage, Walk-In Closet(s), Wet Bar		

Inclusions: Beverage Fridge Lower Level, TV & Wall Mount Lower Level

What if your children could walk to school for the next 15+ years? From preschool to elementary, junior high, high school and even university, this exceptional Springbank Hill home offers an incredible opportunity to raise your family in one of SW Calgary's most desirable communities. Backing directly onto the green space and playing fields of Griffith Woods K-9 School, with no rear neighbours, this beautifully maintained 5 bedroom, 3.5 bathroom home offers over 3,800 sq. ft. of developed living space designed to grow with your family. The bright, open concept main floor features hardwood flooring, a spacious kitchen with granite countertops, a large island, pantry and sunny breakfast nook overlooking the backyard. The inviting living room with gas fireplace, formal dining room, and main floor office provide the perfect balance of everyday comfort and entertaining space. Upstairs you'll find 4 generous bedrooms, a bonus room, convenient upper level laundry, and a spacious primary retreat with a walk-in closet and spa inspired 5 piece ensuite. The professionally finished basement adds a large recreation room with wet bar, a fifth bedroom, full bathroom, and abundant storage. Step outside to your private, landscaped backyard complete with underground irrigation in the front and back, a nice deck with BBQ gas line, and direct access to the park and pathways behind that is perfect for kids, pets, and enjoying peaceful evenings with no neighbours behind. Additional highlights include Central Air Conditioning, a double attached garage, and a truly unbeatable location just minutes from parks, pathways, West Side Rec center, shopping, transit, and quick access to downtown and the mountains. A rare opportunity to own a home where your family can truly put down roots, from their first day of preschool to graduation and beyond. Book your showing today!

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