



GRASSROOTS
REALTY GROUP

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146 Springborough Point SW
Calgary, Alberta

MLS # A2332993



\$949,999

Division:	Springbank Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,796 sq.ft.	Age:	2003 (23 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Kitchen Island, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		

Inclusions:	Mail Key
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Welcome to this meticulously maintained Morrison-built home, perfectly positioned on a quiet west-facing pie lot in one of Calgary's most prestigious southwest communities. Backing onto a scenic pathway system and surrounded by exceptional schools, parks and amenities, this residence offers the ideal balance of timeless quality, thoughtful upgrades and everyday functionality. Designed with both families and professionals in mind, the main floor features an inviting flex room off the front entrance—ideal as a home office, sitting room or den—before opening into a bright, open-concept living space with soaring open-to-above ceilings. Rich slate flooring anchors the kitchen, where premium finishes include granite countertops, an undermount sink with a Hansgrohe faucet, quality cabinetry and built-in speakers that enhance everyday living and entertaining alike. Pride of ownership is evident throughout, with over \$100,000 invested in upgrades and meticulous maintenance over the years. Recent improvements include a new washer and dryer (2025), a four-year-old induction range and refrigerator, a hot water tank (2021), water softener, central vacuum system, and CAT 5 wiring throughout, providing reliable connectivity for home offices, entertainment and smart home integration. Upstairs, the spacious bedrooms are thoughtfully designed with smart pocket-door layouts that maximize usable living space. The primary retreat offers a relaxing soaker tub and a well-appointed ensuite designed for comfort at the end of the day. The professionally finished basement extends the home's versatility with oversized windows that flood the space with natural light, a generous recreation area and a large fourth bedroom, making it ideal for guests, teenagers or multigenerational living. Outside, enjoy a professionally landscaped backyard designed for effortless

outdoor living. The full-width composite deck overlooks the west-facing yard and pathway system, creating the perfect setting for evening sunsets, entertaining or simply unwinding in complete privacy. The oversized 24-foot drywalled garage is equally impressive, featuring integrated storage systems for exceptional organization and functionality. Located in the highly sought-after community of Springbank Hill, this home offers outstanding access to top-rated public and private schools including Ernest Manning High School, Griffith Woods School, Rundle College and nearby Webber Academy. Enjoy the convenience of being just minutes from Westside Recreation Centre, Aspen Landing, Westhills Shopping Centre, the West LRT, countless walking paths and parks, and quick access to downtown Calgary and the Rocky Mountains. This is a home where exceptional craftsmanship, thoughtful upgrades and an unbeatable location come together to create a lifestyle that is increasingly difficult to find.