



GRASSROOTS
REALTY GROUP

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102 Springborough Point SW
Calgary, Alberta

MLS # A2341839



\$915,000

Division:	Springbank Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,943 sq.ft.	Age:	2004 (22 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Fruit Trees/Shrub(s),		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	Electricity Connected
Features:	Ceiling Fan(s), Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to this well-maintained 2-storey home backing directly onto green space and a walking path in the highly desirable community of Springbank Hill. Offering over 2,600 sq. ft. of developed living space, a fully finished walkout basement, and a sunny south-facing backyard, this home perfectly combines space, privacy, and everyday convenience. An impressive 18-ft ceiling welcomes you into the bright, airy foyer. The main floor features an open-concept layout with 9-ft ceilings, abundant natural light, refinished hardwood flooring, and a cozy gas fireplace. The updated kitchen offers a large island, SS appliances, a corner pantry, and refreshed lighting. A main-floor laundry room and a 2-piece powder room provide seamless everyday functionality. Step outside to the south-facing upper deck overlooking the fenced, flat backyard and peaceful green space beyond—an ideal setting for morning coffee, outdoor dining, and entertaining. Upstairs, the spacious bonus room boasts vaulted ceilings, providing a versatile space for relaxing, movie nights, or family time. The primary retreat offers a walk-in closet and a 4-piece ensuite, while two additional well-sized bedrooms and a full 4-piece bathroom complete the upper level. The professionally finished walkout basement expands your living space with a large recreation area, a fourth bedroom, and a 3-piece bathroom, featuring direct access to the lower patio and yard. Perfect for guests, teenagers, or extended family. Recent updates include smart thermostat (2025), updated light fixtures (2025), hot water tank (2021), SS appliances, refinished hardwood flooring, and fresh interior paint (2025). The insulated, drywalled, double attached garage provides additional comfort and storage. Ideally located within walking distance or a short drive to Griffith Woods School (K-9), Menno Simons Christian School (K-9),

Ernest Manning High School, Rundle College, Westside Rec Centre, and the 69 Street LRT station, with easy access to Stoney Trail and downtown. A rare combination of tranquil green-space views, a south-facing walkout basement, and generous living space in one of Springbank Hill's finest locations.