



## 81 Springborough Boulevard Calgary Alberta

\$1,299,800

Amazing location across from Griffith Woods School and walking distance to Westside Rec center, Ernest Manning High School, 69 St LRT, and Ambrose University. This is a Large, family home boasting spacious rooms throughout including a huge main floor bedroom with full ensuite bath-ideal as an in-law suite! The remainder of the main has a large family room with a 2 storey volume ceiling, kitchen with breakfast nook, dining room and spacious laundry room. The upper level showcases 3 very large bedrooms plus open to below areas. The walkout level is fully finished and boasts another 2 bedrooms and wet bar area in addition to a large rec room. This home is perfect for a large family wanting an exceptional location in highly sought after Springborough! (id:6769)

Bedroom 16.83 Ft x 12.25 Ft

Bedroom 14.25 Ft x 12.75 Ft

4pc Bathroom 10.42 Ft x 4.92 Ft

Breakfast 10.42 Ft x 6.92 Ft

Other 11.33 Ft x 7.83 Ft

Recreational, Games room 19.58 Ft x 15.00 Ft

Breakfast 10.42 Ft x 10.50 Ft

Kitchen 13.00 Ft x 14.92 Ft

2pc Bathroom 5.00 Ft x 4.75 Ft

Dining room 12.00 Ft x 19.92 Ft

Bedroom 13.67 Ft x 15.00 Ft

4pc Bathroom 9.42 Ft x 5.83 Ft

Living room 16.92 Ft x 14.92 Ft

5pc Bathroom 9.33 Ft x 7.00 Ft

Primary Bedroom 18.25 Ft x 12.92 Ft

Bedroom 13.67 Ft x 11.00 Ft

4pc Bathroom 8.92 Ft x 4.92 Ft

Bedroom 17.17 Ft x 10.50 Ft

Listing Presented By:



Originally Listed by:  
RE/MAX House of Real Estate

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