



86 Springborough Green Calgary Alberta

\$1,499,900

This is it!! This is your opportunity to live in the sought-after enclave of Springborough located in Springbank Hill. Welcome to this exceptional custom family home offering over 4500 sq ft of developed living space complete with walk-out basement & huge pie lot. This beautifully crafted home will impress the most discerning buyer with its soaring ceilings & expansive windows that allow natural light in throughout the day. At the front of the home is a lovely front veranda that is perfect for enjoying a morning coffee. Stepping inside, you're greeted with a large entryway & open concept main floor that showcases the seamless flow of living between the dining, family & kitchen areas & creates both a warm & bright feeling throughout. At the heart of home is a spacious gourmet kitchen equipped with stainless steel appliances, granite countertops, a huge island, large walk-in pantry & a bright breakfast nook. The adjoining 2-story family room is anchored by a beautiful fireplace surrounded by built-ins & overlooks the landscaped backyard blending style & function for everyday living & entertaining. The formal dining room is both intimate & inviting which allows the flexibility to have both formal & informal get togethers. The expansive deck off the breakfast nook has mountain views, Duradeck & glass railing, is perfect for summer evenings with room for furniture, a gas line for a BBQ & stairs to a lower deck & the yard below. Completing the main floor is a private home office, large mudroom/laundry room with lots of built-ins & guest powder room. Upstairs, the expansive primary bedroom is a luxurious retreat featuring room for a king bed, a spa inspired ensuite with double vanity, separate make-up counter, soaker tub, separate shower, separate toilet room, linen closet & walk-in closet with organizers. Two additional well-sized bedrooms, a full bathroom & a ...

Primary Bedroom 17.25 Ft x 19.25 Ft

Bedroom 12.17 Ft x 11.75 Ft

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Bonus Room 20.50 Ft x 15.92 Ft

5pc Bathroom 16.25 Ft x 17.42 Ft

4pc Bathroom 8.50 Ft x 5.17 Ft

3pc Bathroom 10.42 Ft x 5.00 Ft

Dining room 12.58 Ft x 11.75 Ft

Kitchen 16.67 Ft x 28.33 Ft

Great room 21.00 Ft x 15.58 Ft

Office 11.17 Ft x 10.58 Ft

Laundry room 12.25 Ft x 7.08 Ft

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Listing Presented By:



Originally Listed by:
Century 21 Bamber Realty LTD.



Real Estate Professionals Inc.

202, 5403 CROWCHILD TRAIL
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102
cm.mackenzie@shaw.ca

Recreational, Games room	35.58 Ft x 22.92 Ft	Foyer	11.83 Ft x 9.08 Ft
Bedroom	12.75 Ft x 14.00 Ft	2pc Bathroom	5.00 Ft x 6.08 Ft
Other	12.00 Ft x 10.33 Ft		