



14 Springborough Crescent Calgary Alberta

\$1,299,900

DOUBLE WALK ZONES for BOTH Griffith Woods School & Ernest Manning High School | DIRECT ACCESS to Griffith Woods School from your Back Yard within 1-2 mins WALK | BACKING ONTO GREEN SPACE with NO REAR NEIGHBOURS | Walk to Ernest Manning High School: approx 10 mins | Walk to Westside Recreation Centre: approx 12 mins | Walk to 69 ST LRT Station: approx 15 mins | Located within Interior Street of a Cul-du-sec: SAFE, PRIVATE, QUIET and CONVENIENT. Welcome to 14 Springborough Crescent SW, an extremely rare opportunity that does not come up to the market very often! The home features FULL STUCCO EXTERIOR, providing enhanced durability and strong resistance to hail and severe weather conditions. The exterior trim has been painted by the previous owner and the deck was also updated by the same owner only a few years ago. The rectangular 5,102 sqft conventional lot Backs Directly Onto Green Space, creating an exceptional private setting. Stepping inside, it showcases close to 2,600 SQFT ABOVE GRADE of well maintained living space with CLASS, DETAILS AND LUXE. The Front Living Room welcomes you into the home as well as entertaining your guests, leading to a spacious Rear Great Room for family time. The CHEF GRADE KITCHEN includes a convenient VACUUM KICK PAN, a Large Custom-made Island, an Expansive Walk-in Pantry and Ample Luxury Cabinetry. Dining area is surrounded by tons of Natural Lights. And you can watch your kids walking to Griffith Woods School while enjoying your morning coffee here! A spectacular DOUBLE SIDED GAS FIREPLACE connects the great room and kitchen, creating warmth and architectural interest. A PRIVATE MAIN FLOOR DEN offers flexible workspace or study options. The main level also includes laundry and SOLID SURFACE FLOORING THROUGHOUT WITH NO CARPETING. The upper level hosts THREE spacious Bedrooms, EACH WITH WALK IN CLOSETS. The Primary Retreat features VAU...

4pc Bathroom 8.42 Ft x 4.92 Ft

5pc Bathroom 13.08 Ft x 11.17 Ft

Bedroom 10.67 Ft x 14.00 Ft

Bedroom 11.75 Ft x 11.00 Ft

Bonus Room 16.50 Ft x 10.42 Ft

2pc Bathroom 4.50 Ft x 4.67 Ft

Dining room 16.50 Ft x 9.00 Ft

Living room 11.75 Ft x 17.00 Ft

Kitchen 16.50 Ft x 14.00 Ft

Great room 15.58 Ft x 18.17 Ft

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Listing Presented By:



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RE/MAX Realty Professionals

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Primary Bedroom 17.42 Ft x 13.67 Ft

Other 13.17 Ft x 8.00 Ft

Other 6.25 Ft x 10.00 Ft

Office 10.67 Ft x 9.42 Ft