

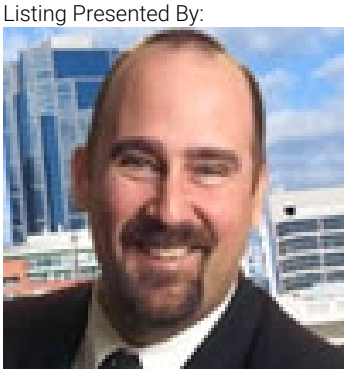
303 Springborough Way Calgary Alberta

$749,900

Imagine living with schools, recreation, and everyday amenities close at hand. Welcome to this inviting three-bedroom home in Springbank Hill, one of SW Calgary's sought-after family communities. Griffith Woods School, Ernest Manning High School, Rundle Academy, and Ambrose University are within walking distance. You'll also appreciate the convenience of nearby Springborough Centre, offering a cafe, restaurants, pharmacy, medical and dental services, and Lifemark Physiotherapy. Westside Recreation Centre and the 69 Street LRT Station are just a short walk away, while Aspen Landing, Westhills Towne Centre, Stoney Trail, and the mountains are all easily accessible. The northwest-facing backyard backs onto an alley and offers a lovely outdoor space to enjoy. With a playground just steps away and the community's extensive pathway system nearby, there are plenty of opportunities to get outside and enjoy the neighbourhood. Inside, you'll find three bedrooms and 2.5 bathrooms, including a spacious primary bedroom with its own ensuite and walk-in closet. The bonus room above the garage features vaulted ceilings, making it an ideal spot for family gatherings, movie nights, or a dedicated play area. The developed basement provides additional space for relaxing, hobbies, or entertaining. An insulated double attached garage and central air conditioning add everyday convenience and comfort. Several important updates have already been taken care of, including a new roof in 2024, a new washer and dryer in 2025, and a new hot water tank in 2026 with a 12-year warranty. Enjoy the convenience of a well-connected location, versatile living spaces, and the peace of mind that comes with recent updates, all in a welcoming Springbank Hill community close to schools, recreation, shopping, and the outdoors. (id:6769)

4pc Bathroom 8.42 Ft x 5.00 Ft
4pc Bathroom 4.83 Ft x 8.83 Ft
Bedroom 8.42 Ft x 10.75 Ft
Bedroom 12.00 Ft x 10.00 Ft
Primary Bedroom 11.92 Ft x 16.58 Ft
Family room 16.92 Ft x 18.17 Ft
Recreational, Games room 21.75 Ft x 15.58 Ft
Furnace 16.25 Ft x 15.75 Ft
2pc Bathroom 5.08 Ft x 4.92 Ft
Dining room 10.75 Ft x 8.75 Ft
Kitchen 10.83 Ft x 11.67 Ft
Living room 12.17 Ft x 15.92 Ft

Listing Presented By:



Originally Listed by:
MaxWell Capital Realty

RE/MAX Realty Professionals

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