



## 38 Springborough Way Calgary Alberta

\$829,999

Location, location, location! Step into the welcoming foyer that flows into the open-concept living space, highlighted by a cozy fireplace—perfect for relaxing evenings at home. The entire home has just received a fresh, brand-new paint job, giving it a bright and move-in ready feel. The dream kitchen is a standout, featuring granite countertops, updated appliances, and a large island ideal for bar seating. The adjacent dining area opens through sliding doors to the updated deck and a thoughtfully landscaped backyard. Enjoy a low-maintenance outdoor space with professionally designed stone tiering that separates planting areas and enhances the usability of the yard. A spacious backyard shed provides excellent additional storage. The large deck overlooks the yard, creating the perfect spot for both entertaining and everyday enjoyment. The main floor is completed by a convenient half bath and updated Samsung washer and dryer. Upstairs, you'll find a spacious vaulted bonus room, a full main bath, and generously sized bedrooms, including a king-sized primary retreat with a full ensuite featuring a soaker tub and separate shower. The fully developed basement offers a recreation room, a spacious bedroom, and a 3pc bathroom, along with a separate storage area, providing plenty of space for family fun and organization. Located in a quiet, family-friendly neighborhood, this home is just a short distance to schools, parks, playgrounds, shopping, restaurants, and the LRT, making everyday errands and commuting easy and convenient. (id:6769)

Bedroom 9.92 Ft x 9.92 Ft

Recreational, Games room 7.00 Ft x 11.75 Ft

Family room 9.33 Ft x 12.92 Ft

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3pc Bathroom 4.33 Ft x 7.08 Ft

Furnace 9.83 Ft x 14.75 Ft

Other 3.08 Ft x 9.25 Ft

Laundry room 5.17 Ft x 3.08 Ft

2pc Bathroom 5.17 Ft x 5.58 Ft

Living room 12.50 Ft x 16.00 Ft

Kitchen 10.42 Ft x 13.92 Ft

Dining room 10.50 Ft x 7.75 Ft

Pantry 3.83 Ft x 3.83 Ft

Bedroom 8.50 Ft x 10.75 Ft

4pc Bathroom 8.42 Ft x 4.92 Ft

Bedroom 9.58 Ft x 9.00 Ft

Primary Bedroom 12.00 Ft x 13.25 Ft

4pc Bathroom 4.92 Ft x 12.25 Ft

Listing Presented By:



Originally Listed by:  
Keller Williams BOLD Realty

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Other 5.67 Ft x 8.92 Ft