



54 Springborough Point Calgary Alberta

\$880,000

Located in the highly sought-after community of Springbank Hill, this beautiful family home offers an exceptional combination of space, layout, and location. Tucked away on a quiet cul-de-sac and set on a large pie-shaped lot, this property is perfect for families looking for comfort, functionality, and convenience in one of Calgary's most desirable west side neighbourhoods. The main floor features a bright and open layout designed for everyday living and entertaining. The spacious living areas flow beautifully together, creating a warm and inviting atmosphere throughout the home. The kitchen opens seamlessly into the main living space, making it ideal for hosting, spending time with family, or simply enjoying the natural light that fills the home. The wide-open floor plan gives the property an airy feel and makes excellent use of the space. Upstairs, you will find three generous bedrooms including a well-appointed primary retreat, along with a versatile bonus room that is perfect for a media space, home office, or kids' play area. With 3.5 bathrooms throughout the home, there is plenty of room and flexibility for a growing family or for guests. The fully finished lower level adds even more usable living space and allows for a variety of uses depending on your lifestyle. Whether you need a second family room, workout area, recreation space, or guest setup, this home offers the flexibility to make it your own. Outside, the large pie-shaped lot provides an excellent backyard setting to enjoy summer evenings, entertain friends, or give kids and pets extra room to play. The home is also ideally located just minutes from Griffith Woods School, Ambrose University, the 69 Street LRT station, Westside Recreation Centre, shopping, parks, and pathways. This is a rare opportunity to own a beautifully maintained home in an outstanding location, offering the space, setting, and life...

Recreational, Games room 10.25 Ft x 8.08 Ft
Living room 23.83 Ft x 15.17 Ft
3pc Bathroom 7.92 Ft x 6.58 Ft
Kitchen 15.92 Ft x 11.42 Ft
Dining room 11.42 Ft x 8.00 Ft
Living room 15.92 Ft x 13.50 Ft

2pc Bathroom 4.67 Ft x 4.25 Ft
Family room 17.92 Ft x 17.42 Ft
Primary Bedroom 17.50 Ft x 11.42 Ft
Bedroom 10.83 Ft x 10.58 Ft
Bedroom 11.00 Ft x 10.75 Ft
Other 9.08 Ft x 5.00 Ft

Listing Presented By:



Originally Listed by:
Real Broker

<https://www.repcalgaryhomes.ca/>

RE/MAX Realty Professionals

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Laundry room 8.33 Ft x 5.42 Ft

Foyer 10.33 Ft x 7.17 Ft

4pc Bathroom 11.42 Ft x 7.42 Ft

4pc Bathroom 9.08 Ft x 4.92 Ft