

**54 Springborough Point SW
Calgary, Alberta**

MLS # A2291735



\$860,000

Division:	Springbank Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,965 sq.ft.	Age:	2004 (22 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Kitchen Island, Open Floorplan, Pantry, See Remarks, Soaking Tub, Walk-In Closet(s), Wet Bar		

Inclusions: Shed

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

lifestyle that Springbank Hill is known for.
Radon Mitigation System 2023.

Recent updates/replacements include: Furnace 2024, HWT 2023,