

\$1,199,888 - 65 Springborough Boulevard Sw, Calgary

MLS® #A2178126

\$1,199,888

4 Bedroom, 4.00 Bathroom, 2,230 sqft

Residential on 0.12 Acres

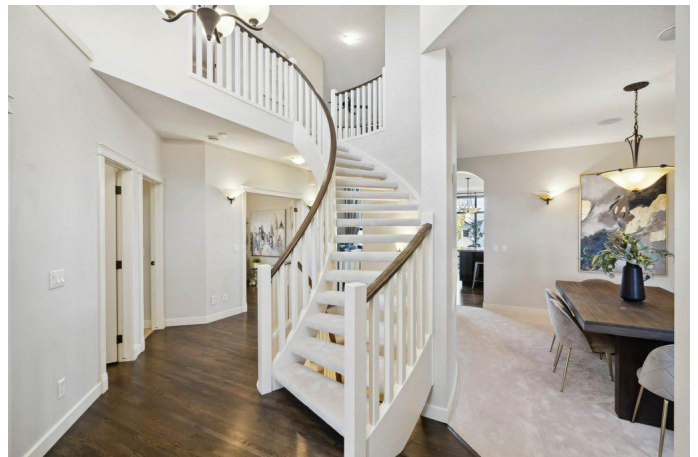
Springbank Hill, Calgary, Alberta

Open House Saturday Nov 9th 2-4 PM. ***

WATCH VIDEO AND WALK THROUGH****

WELCOME HOME to this FORMER CARDEL SHOWHOME and is a 4 Bdrm, 3.5 Bath Home w/Walkout Bsmt. AMAZING OPEN FLOOR PLAN w/ HARDWOOD throughout most of the Main Floor, SPACIOUS Dining Room, PERFECT DEN w/ Built-in Desk featuring 2 Work Stations. And Upper Cabinets. BRIGHT Great Room with Soaring Ceilings and Wall to Wall Windows, w/GAS Fireplace & Built-ins, Stunning KITCHEN w/Generous Island, Granite Counter Tops, Stainless Steel Appliances, Fridge with Water and Ice & Walk-in Pantry. Enjoy your Morning Coffee and Love Entertaining on Your Beautiful Deck.

The Laundry Room/ Mud Room Combo + the Guest Bath Complete the Main Floor. Float upstairs to your Primary Suite which Includes DOUBLE SINKS w/ PLENTY of STORAGE SPACE, SOAKER TUB & CUSTOM SHOWER with a Perfect WALK-IN CLOSET. 2 More Generous Bedrooms plus 4pc Main Bath Complement the Upper Floor. The WALKOUT Basement is Sure to Impress you w/WALL to WALL Windows, REC ROOM w/ GAS FIREPLACE & BUILT-INS & Plenty of Room For a Pool Table, Games Room for Entertaining or Enjoying Family Time. BACK YARD is BEAUTIFULLY LANDSCAPED, COLUMNAR ASPENS, SHRUBS & PERENNIALS. ENTERTAIN IN & OUT w/ a Wonderful Patio. You will Love your ATTACHED INSULATED & HEATED



DOUBLE GARAGE gives you PLENTY OF ROOM Vehicles and Storage! Also Included is the Shed in Back Yard, TV in Basement and Primary Room. New Carpet (Oct 2024) and New Paint in Garage and Front Porch (Nov 2024). You are going to Love being within Walking Distance to Griffith Woods School (K-9), Ernest Manning High School, Ambrose College, Rundle College, Westside Rec Centre and the 69th Street LRT. This is the PERFECT HOME for Your Family. WELCOME HOME!

Built in 2002

Essential Information

MLS® #	A2178126
Price	\$1,199,888
Sold Price	\$1,180,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,230
Acres	0.12
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	65 Springborough Boulevard Sw
Subdivision	Springbank Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 5M6

Amenities

Amenities	Park
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Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Granite Counters, No Animal Home, No Smoking Home, Breakfast Bar, Ceiling Fan(s), Central Vacuum, Double Vanity, Open Floorplan, Vaulted Ceiling(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas, Fireplace(s)
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Yard, Front Yard, Many Trees, Rectangular Lot, Street Lighting, Treed
Roof	Asphalt Shingle
Construction	Stone, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	November 8th, 2024
Date Sold	November 18th, 2024
Days on Market	10
Zoning	R-G
HOA Fees	157.50
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX First
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