

**82 Springborough Point SW**  
**Calgary, Alberta**

**MLS # A2319630**



**\$849,900**

<b>Division:</b>	Springbank Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,879 sq.ft.	<b>Age:</b>	2003 (23 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Insulated		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, Landscaped, No Neighbours Behind, Pie Shaped Lot, Private		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Wet Bar		

**Inclusions:** Shed

Welcome to this beautifully maintained 3 bedroom, 2.5 bathroom home in the highly sought-after community of Springbank Hill. Offering a perfect blend of comfort, style and peace of mind, this home has seen numerous significant updates, allowing you to move in and enjoy without the worry of major expenses. Freshly painted throughout, this bright and inviting home offers a functional open-concept main floor designed for both everyday living and entertaining. The kitchen has been beautifully updated with new quartz countertops and looks onto the dining and living areas, where a cozy gas fireplace creates the perfect gathering space. The patio door off the kitchen leads to a large deck and private backyard, ideal for summer barbecues, outdoor dining, or simply relaxing in your own secluded retreat. Upstairs, you'll find three generously sized bedrooms, including a spacious primary suite complete with a private ensuite bathroom. A large bonus room with vaulted ceilings provides the perfect space for a family room, media area, home office, or playroom. Recently replaced carpet adds warmth and comfort throughout the upper level, creating a welcoming and comfortable space for the whole family. The fully developed basement offers exceptional additional living space and is designed for entertaining. Enjoy movie nights or game days around the electric fireplace, gather with friends at the wet bar, or simply relax in the versatile recreation area that provides endless possibilities for your lifestyle. This home truly stands out with its extensive list of recent improvements, including new siding and roofing completed within the last five years, along with a newer furnace and hot water tank—providing confidence that all the major components have already been taken care of. Ideally located in desirable Springbank Hill, close to parks, pathways, top-rated schools, shopping, transit, and easy

access to downtown and the mountains, this is an outstanding opportunity to own a move-in-ready home in one of Calgary's most desirable west-side communities.