

**38 Springborough Way SW
Calgary, Alberta**

MLS # A2280686



\$829,999

Division:	Springbank Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,686 sq.ft.	Age:	2004 (22 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters, Jetted Tub, No Smoking Home, Pantry, Storage		
Inclusions:	Shed, desk		

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.