

**243 Springborough Way SW
Calgary, Alberta****MLS # A2247986****\$749,900**

Division:	Springbank Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,388 sq.ft.	Age:	2003 (22 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, French Door, High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Walk-In Closet(s)		

Inclusions: Nest Doorbell Camera, Nest Thermostat

LOCATION, LOCATION - This beautifully renovated and upgraded two-storey Morrison-built home, complete with a fully finished basement, offers an unbeatable location within walking distance to the LRT, Westside Recreation Centre, and top-rated schools including Griffith Woods, Ernest Manning High School, Rundle College, and Ambrose University. From the moment you step inside, the spacious foyer welcomes you into a thoughtfully designed floor plan that features modern updates and timeless charm. The heart of the home is the stunning upgraded kitchen featuring quartz countertops, designer tile backsplash, custom cabinetry with a corner pantry, stylish lighting, and premium stainless steel appliances. The kitchen flows seamlessly into the great room, where soaring two-storey windows bathe the space in natural light. A designer stone-faced fireplace anchors the room, complemented by rich hardwood flooring throughout. The dining area is generously sized and opens directly onto a massive deck and backyard, creating the perfect setup for entertaining or enjoying your outdoor lifestyle. A convenient half-bathroom and laundry room complete the main level. Upstairs, take in the open-to-below views as you reach the upper floor, where you'll find a well-appointed main bathroom and three spacious bedrooms. The king-sized primary retreat offers a walk-in closet and a private ensuite for your comfort. The fully finished basement adds incredible versatility, with a large recreation area that easily doubles as a flex space or fourth bedroom. A full bathroom and ample storage complete the lower level. Additional features include central A/C with a smart thermostat, a new hot water tank, LED pot lighting in the basement, and a newly insulated garage. This home truly combines thoughtful design, premium upgrades, and an ideal location — come see

it for yourself and fall in love.