



**129 Springbluff Boulevard SW  
Calgary, Alberta**

**MLS # A2278563**



**\$1,258,995**

<b>Division:</b>	Springbank Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,595 sq.ft.	<b>Age:</b>	2010 (16 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Garage Faces Front		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Front Yard, Irregular Lot, Landscaping		

<b>Heating:</b>	Fireplace Insert, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, French Door, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)

**Inclusions:** Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer, Window Coverings

Welcome to 129 Springbluff Boulevard &ndash; a stunning and thoughtfully designed home that offers both luxurious living and practical comfort. Step into the vaulted family room, where soaring two-storey windows flood the space with natural light and frame serene views of the backyard. A sleek, wall-mounted gas fireplace adds warmth and elegance to this inviting central space. The kitchen is a chef's dream, featuring granite countertops, an electric cooktop, built-in oven and microwave, and ample cabinetry &ndash; perfect for hosting or everyday meals. The sunlit front room, perched above the garage, offers the ideal space for a home office, sitting area, or creative studio. French doors lead to a full-width deck that seamlessly steps down to a tranquil flagstone patio &ndash; an ideal space for outdoor entertaining. Upstairs, the spacious primary suite is your private retreat, complete with a personal balcony, a spa-like 5-piece ensuite, and a double walk-through closet. The second and third bedrooms both feature walk-in closets, providing plenty of storage and personal space. The fully finished basement offers even more living area, including a generous rec room, a private fourth bedroom, and a beautifully finished 3-piece bathroom &ndash; perfect for guests, teens, or in-laws. This premium home is designed with convenience and efficiency in mind, including dual zone heating, built-in vacuum system, and a heated garage. Located in one of Calgary's most popular family communities close to parks, schools, and the shopping of Calgary West Hills, this is a home you won't want to miss!