



**46 Springbluff Boulevard SW
Calgary, Alberta**

MLS # A2294890



\$989,900

Division:	Springbank Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,828 sq.ft.	Age:	2001 (25 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Rear		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Level, Low Maintenance Landscaping		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Stone Counters, Storage, Walk-In Closet(s)

Inclusions: Refrigerator, stove, hood fan, built-in dishwasher, and microwave. Electric blinds and remotes, vacuum system plus attachments, washer and dryer, garage opener with two controls.

This move-in-ready, four-bedroom home has been thoughtfully updated with a growing family in mind. The main floor features an open-concept renovation that creates a bright and functional great room, anchored by a large kitchen with a massive central island, breakfast bar, new microwave, new dishwasher and a convenient pantry for extra storage. Durable luxury vinyl plank flooring runs throughout the main level, offering a high-end look that can easily handle the demands of a busy household. From the dining area, you have direct access to the updated rear deck, making it easy to move family meals or entertaining outdoors. Upstairs, the home offers three spacious bedrooms and a bright bonus room that serves as a secondary lounge for movie nights or quiet evenings. The primary bedroom is a comfortable retreat, complete with a private, updated four-piece ensuite. For even more flexibility, the fully finished walk-out basement adds a fourth bedroom and a recreation area that leads directly out to a covered patio. This setup provides a shaded spot to relax while keeping an eye on the kids in the large backyard. Beyond the cosmetic finishes, the home's mechanical and structural integrity have been well-maintained, with a newer roof, furnace, and deck, along with updated light fixtures and convenient electric blinds. The location is just as impressive as the house itself, situated directly across the street from a beautiful park with extensive walking and biking paths and just minutes from Westhills Towne Centre.