



**GRASSROOTS**  
REALTY GROUP

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**268 Springbluff Bay SW  
Calgary, Alberta**

**MLS # A2295858**



**\$1,679,000**

<b>Division:</b>	Springbank Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,940 sq.ft.	<b>Age:</b>	2003 (23 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, In Garage Electric Vehicle Charging Station(s), Over		
<b>Lot Size:</b>	0.22 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Dog Run Fenced In, Front Yard, Fruit Trees/Shrub(s)		

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

**Features:** Closet Organizers, Double Vanity, French Door, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Storage, Walk-In Closet(s), Wired for Sound

**Inclusions:** Hot Tub, Security System (without contract), Fire Pit

Set on a coveted southwest-facing ridge in Springbank Hill, this fully renovated two-storey walkout offers unobstructed panoramic mountain views, captured from every level of the home. Positioned on an oversized lot in a quiet cul-de-sac, this exceptional setting seamlessly combines privacy and elevated living. With 4,185 square feet of beautifully developed living space, the home has been completely transformed and freshly painted throughout. The main level is both elegant and highly functional, featuring a gracious front entry, a dedicated dining room, and a stunning chef's kitchen outfitted with premium appliances including Sub-Zero, Miele and Viking. An oversized island, abundant cabinetry, and seamless flow into the family room make this space ideal for both everyday living and entertaining. The family room showcases custom built-ins, a natural gas fireplace, and a full wall of windows that perfectly frame the expansive mountain views. The sunlit breakfast nook opens onto the extended deck, complete with topless glass railings and durable commercial-grade vinyl flooring designed to maximize both views and outdoor enjoyment. Thoughtful upgrades continue throughout, including central air conditioning, Hunter Douglas blinds across the home and Levolor motorized blinds on the main floor, offering convenient control via remote or app. An irrigation system maintains the beautifully landscaped grounds complete with a fenced dog run, while built-in speakers on every level enhance the overall living experience. Upstairs, the primary retreat is both spacious and luxurious, featuring a walk-in closet and a spa-inspired ensuite with in-floor heating, a steam shower, and a deep soaker tub. Two additional bedrooms, each with their own walk-in closets are complemented by a well-appointed main bath and an upper-level laundry room. The

fully finished walkout level continues to impress with in-floor heating, a home gym, a fourth bedroom, a full bathroom, and direct access to the private backyard oasis, complete with a covered patio, hot tub and fire pit. An oversized double garage completes the home. With expansive mountain views from every level, extensive upgrades, and a premier ridge location, this is a rare offering in one of Calgary's most sought-after communities.