



122 Springbluff Boulevard SW
Calgary, Alberta

MLS # A2296119



\$1,649,999

Division:	Springbank Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,861 sq.ft.	Age:	2011 (15 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Aggregate, Triple Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Landscaped, Rectangular Lot, Underground Sprinklers		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	3-24-2-W5
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Granite Counters, Kitchen Island, Walk-In Closet(s)		

Inclusions: TV above fireplace.

Enjoy superb Rocky Mountain views from this exceptional 5-bedroom home, ideally located in the prestigious community of Springbank Hill. Offering over 4,000 sq. ft. of beautifully updated living space, this meticulously maintained residence blends comfort, style, and functionality for modern family living. Step into the inviting front foyer, where you're welcomed by a versatile flex space, perfect for a home office, formal dining room, music room, or cozy library. The heart of the home is the south-facing open-concept kitchen, living, and dining area, designed for effortless entertaining and everyday living. The kitchen is a chef's dream, featuring maple cabinetry, granite countertops, stainless steel appliances, a spacious island with seating, a butler's pantry, and a large walk-in pantry enhanced with California Closets organization. The adjacent living room offers a warm ambiance with a gas fireplace, while the dining area comfortably accommodates large gatherings. Step outside to the upper deck and soak in sweeping valley and mountain views paired with all-day sunshine. Upstairs, newly updated flooring leads to four spacious bedrooms and a bright bonus room. The primary retreat is a true sanctuary, showcasing expansive windows with stunning mountain vistas, a luxurious ensuite with his and her vanities, a jetted tub, separate glass-framed shower, and a fully customized walk-in closet by California Closets. Three additional bedrooms offer ample space for queen-sized beds, while a full bath and a conveniently located laundry room complete this level. The newly updated walk-out basement significantly expands the home's living space, featuring upgraded square footage designed with comfort and versatility in mind. Finished in a modern neutral palette with luxury vinyl plank flooring, this level is ideal for family movie nights, a home

gym, or games area. Large windows flood the space with natural light, while the fifth bedroom, third full bathroom, and abundant storage add practicality, and an additional flex room offers the perfect space for a home office, art studio, or hobby room. Walk out to the second deck and enjoy seamless indoor-outdoor living. Recent upgrades enhance both comfort and peace of mind, including fresh paint throughout the home, updated upper-level flooring, and new mechanical systems such as a furnace, second storey air conditioning, and appliances. Additional highlights include a triple attached garage, professional landscaping with irrigation, and remote-controlled blinds. Ideally situated, this home offers convenient access to some of Calgary's top-rated private schools, as well as nearby amenities including Aspen Landing Shopping Centre and Westside REC Centre, providing shopping, dining, fitness, and family activities just minutes from your door. This is a rare opportunity to own a truly remarkable home with spectacular views, thoughtful upgrades, and exceptional living space in one of Calgary's most sought-after communities. Welcome home.