

# \$1,295,000 - 211 Springbluff Heights Sw, Calgary

MLS® #A2200282

**\$1,295,000**

4 Bedroom, 4.00 Bathroom, 2,374 sqft

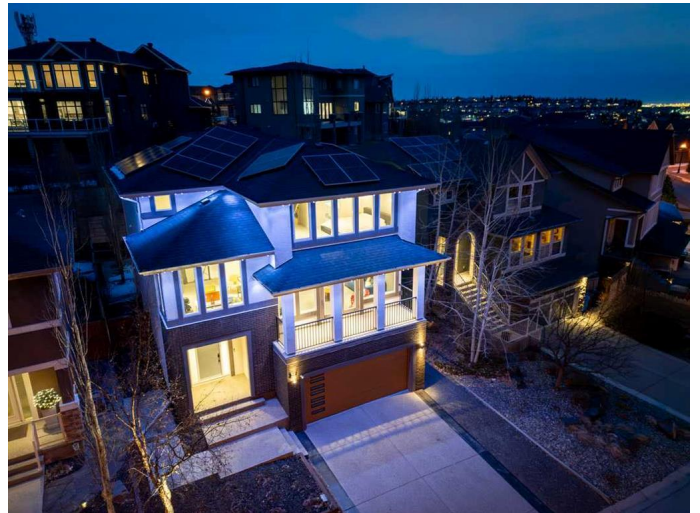
Residential on 0.11 Acres

Springbank Hill, Calgary, Alberta

Welcome to a modern retreat in Springbank Hill, offering Foothills and Rocky Mountain views with a perfect blend of luxury, efficiency, and smart design. With four bedrooms, three and a half bathrooms, a dedicated office on the first level, and a fully developed basement, this 3,164 sq ft home is crafted for comfort and style.

Step inside to an open-concept main level, where the gourmet kitchen features a Wolf gas range & microwave, built-in Sub-Zero refrigerator, granite countertops, a modern single basin sink by Blanco, classic subway tile backsplash, and designer lighting. Custom cabinetry provides ample storage. The living room features soaring ceilings, built-in speakers, and an elegant double-sided gas fireplace, complemented by expansive windows adorned with Hunter Douglas blinds and access to a spacious balcony. The laundry room, equipped with high-end Miele appliances, is conveniently located on the main level, making everyday tasks effortless. An office up a level adds functionality, while a Lennox multizone high-efficiency furnace with thermostats on each level, Lennox HEPA filter, and heat recovery pump ensure superior air quality and comfort year-round.

Upstairs, the primary suite is a private retreat with mountain views. The spa-inspired ensuite includes a deep soaker tub, oversized glass shower and extended vanity, while a walk-in closet with custom organizers enhances convenience. Bedrooms and the basement



feature blackout blinds for privacy. Two additional bedrooms and a 4-piece bathroom with double vanity complete the level. Lennox air conditioning maintains year-round comfort. The basement is designed for entertainment, featuring a spacious recreation room, fourth bedroom, and stylish three-piece bathroom. Pre-wired for a projector and sound system, it's ready for a home movie theater. A high-efficiency hot water tank with circulator ensures instant hot water, while a radon mitigation system installed by Radon Controls Inc. provides clean air.

The professionally designed landscape by VisionScapes transforms the outdoor space into a true retreat, featuring concrete pathways, cedar deck, gas fire pit, full irrigation system, and mature trees.

This home is not just beautiful—it's smart and efficient, featuring solar panels, a Kinetico water system with a softener, de-chlorinator, and filtered drinking water (also connected to the fridge ice maker), Google Nest smoke detectors, and exterior Gemstone Lights. The attached double garage includes a polyurea floor coating by GarageZone, aggregate driveway and a newer garage door.

Located in Springbank Hill, this home offers quick access to top-rated schools, trails, and shopping/dining at Aspen Landing. With easy connections to Stoney Trail and Highway 8, both downtown Calgary and the Rocky Mountains are within reach. For those seeking a home that blends modern luxury, sustainability, and breathtaking natural beauty, this home is a rare and remarkable gem.

Built in 2010

## Essential Information

MLS® #	A2200282
Price	\$1,295,000
Bedrooms	4

Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,374
Acres	0.11
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	211 Springbluff Heights Sw
Subdivision	Springbank Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 5B8

### **Amenities**

Parking Spaces	4
Parking	Aggregate, Double Garage Attached, Front Drive
# of Garages	2

### **Interior**

Interior Features	Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Recessed Lighting, Walk-In Closet(s), Wired for Sound
Appliances	Central Air Conditioner, Dishwasher, Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Double Sided, Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Balcony, Fire Pit, Garden, Lighting
Lot Description	Back Yard, Cul-De-Sac, Garden, Landscaped, Rectangular Lot, Treed, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 13th, 2025
Days on Market	23
Zoning	R-G

### **Listing Details**

Listing Office	eXp Realty
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