

211 Springbluff Heights SW
Calgary, Alberta

MLS # A2200282



\$1,295,000

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|------------------|--|---------------|-------------------|
| Division: | Springbank Hill | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,374 sq.ft. | Age: | 2010 (15 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Aggregate, Double Garage Attached, Front Drive | | |
| Lot Size: | 0.11 Acre | | |
| Lot Feat: | Back Yard, Cul-De-Sac, Garden, Landscaped, Rectangular Lot, Treed, Under | | |

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|--------------------|--|-------------------|-----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Brick, Stucco, Wood Frame | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| 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 | | |
| Inclusions: | N/A | | |

*OPEN HOUSE - Sun Mar 16 (1-3pm)*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.