

\$1,395,000 - 274 Springbluff Bay Sw, Calgary

MLS® #A2110507

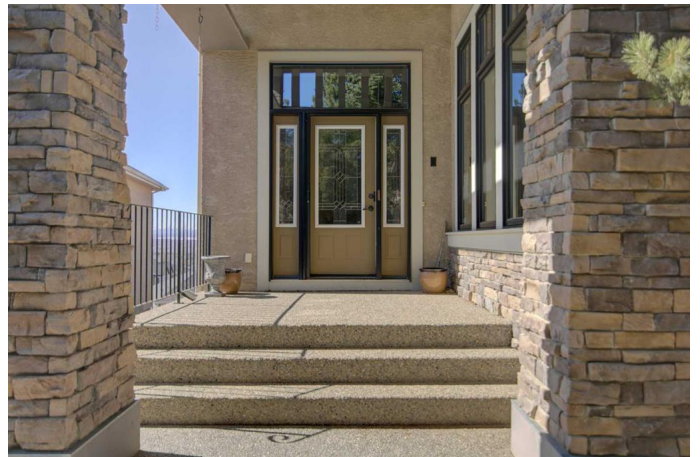
\$1,395,000

4 Bedroom, 3.00 Bathroom, 2,125 sqft

Residential on 0.21 Acres

Springbank Hill, Calgary, Alberta

Welcome to this exquisite fully finished walkout bungalow nestled in the prestigious community of Springbank Hill. As you approach the home, you'll be greeted by its charming curb appeal, situated at the end of a quiet cul-de-sac, offering privacy and tranquility. Step inside the spacious entrance and be captivated by the abundance of natural light streaming through the numerous windows, illuminating the hardwood floors throughout the entrance, dining areas, and kitchen. The main floor boasts a formal dining room adorned with an elegant chandelier, setting the stage for memorable gatherings. Relax in the 14' high ceiling living room by the cozy gas fireplace, taking in breathtaking mountain views, or whip up culinary delights in the expansive kitchen featuring a gas cooktop, stainless steel appliances, built-in wall oven and microwave, granite countertops, a large island with a breakfast bar, and a convenient corner pantry. The open concept layout seamlessly connects the kitchen, living, and informal dining area, creating an inviting space for everyday living. The main floor also hosts the luxurious primary retreat, with stunning mountain views and private access to the upper deck, complete with a large walk-in closet and a spa-like 5-piece ensuite bathroom featuring a jetted tub, dual sinks, and an oversize double shower. Another bedroom and a full bathroom provide added convenience, along with a large closet at the back door and a double attached garage. Venture downstairs



to discover the fully finished walk out basement, offering two additional bedrooms, a full bathroom, an office/flex room, and a spacious recreation room equipped with a wet bar and gas fireplace, perfect for entertaining guests. The basement also features a laundry room with a sink, plenty of storage space, a wine room, in floor heating, and a separate entrance, providing flexibility and functionality. Outside, the upper deck with retractable awnings and the lower patio offer ideal spots for enjoying the serene surroundings and breathtaking mountain views. The beautifully landscaped backyard with mature trees and a fire pit creates an oasis for outdoor relaxation and entertainment. Experience the convenience of living in Springbank Hill, with parks, pathways, and amenities such as Aspen Landing, West Side Rec Centre, and Signal Hill Shopping Centre just minutes away. Public and private schools are abundant in the area, catering to families seeking quality education. Enjoy easy access to the 69th Street LRT station, connecting you to downtown Calgary and beyond. This home, boasting over 3,500 square feet of developed living space, also includes desirable features such as central vacuum, air conditioning, underground sprinklers and radon monitoring, ensuring comfort and peace of mind for its lucky residents. Don't miss the opportunity to make this stunning residence your forever home. Schedule a viewing today and embark on a journey to your dream lifestyle amidst the beauty of Calgary's west end.

Built in 2002

Essential Information

MLS® #	A2110507
Price	\$1,395,000
Sold Price	\$1,365,000

Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,125
Acres	0.21
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	274 Springbluff Bay Sw
Subdivision	Springbank Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 5B7

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Heated Garage, Insulated, Oversized

Interior

Interior Features	Breakfast Bar, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Storage, Tray Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound
Appliances	Built-In Oven, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Water Softener, Wine Refrigerator
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Gas, Living Room, Mantle, Stone
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Walk-Out

Exterior

Exterior Features	Awning(s), Fire Pit, Garden, Lighting
Lot Description	Cul-De-Sac, Fruit Trees/Shrub(s), Landscaped, Underground Sprinklers, Treed, Views
Roof	Asphalt Shingle
Construction	Brick, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	March 21st, 2024
Date Sold	March 28th, 2024
Days on Market	6
Zoning	R-1
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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