

\$1,499,000 - 7 Springbluff Point Sw, Calgary

MLS® #A2123396

\$1,499,000

5 Bedroom, 4.00 Bathroom, 2,752 sqft

Residential on 0.14 Acres

Springbank Hill, Calgary, Alberta

Check our 3D Image URL! Welcome to this stunning 2-storey walkout basement home located in the prestigious community of Springbank Hill. Perched atop the hill, this residence boasts breathtaking views of the city lights and spectacular eastern sunrises. Spanning over 3850 square feet of living space, this home features 5 bedrooms and 3 1/2 bathrooms, offering ample space for comfortable family living. Step inside to an open-concept main floor adorned with hardwood flooring and 9-foot ceilings, creating a bright and welcoming atmosphere. A grand staircase and picture windows enhance the space's elegance, while a main-floor office provides a private workspace. The chef's kitchen is equipped with built-in appliances, a gas cooktop, a huge island, and full ceiling-height cabinetry, making it perfect for entertaining. The adjacent living room features a cozy gas fireplace, while the private dining room offers a sophisticated setting for formal meals. Escape to the upper level, where luxury meets comfort. The upper level boasts a bonus room with a projector and screen, ideal for movie nights or family gatherings. The primary suite is a retreat with a private balcony, a luxurious 5-piece ensuite bath with a soaker tub and dual vanities, vaulted ceilings, and a spacious walk-in closet. Two generously sized guest bedrooms share a well-appointed bathroom complete the upper level. The lower-level walkout is perfect for entertaining, featuring a rec room, wet bar, two



more bedrooms, and a 3-piece bath. Step outside to the beautifully landscaped backyard with a patio, rose bushes, and an apple tree, creating a serene outdoor oasis. Additional features include central air conditioning and underground sprinklers, ensuring comfort and convenience year-round. The triple-car garage provides ample parking and storage space. Enjoy the community's amenities, including a pathway system, proximity to parks, and a wooded park with a playground just across the street. Banff is just an hour away, and downtown Calgary is a quick 20-minute drive. Nearby amenities include grocery stores, restaurants, public schools within walking distance, and Ernest Manning High School, just a 4-minute drive away. Don't miss the opportunity to own this exceptional home with panoramic views and an array of features for luxurious living. Schedule your showing today!

Built in 2012

Essential Information

MLS® #	A2123396
Price	\$1,499,000
Sold Price	\$1,450,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,752
Acres	0.14
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	7 Springbluff Point Sw
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Subdivision	Springbank Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 0N2

Amenities

Parking Spaces	6
Parking	Triple Garage Attached

Interior

Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Suite, Walk-Out

Exterior

Exterior Features	Balcony, Playground, Private Yard
Lot Description	Back Yard, Landscaped, Rectangular Lot, Sloped, Treed, Views
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 25th, 2024
Date Sold	May 21st, 2024
Days on Market	25
Zoning	R-1
HOA Fees	0.00

Listing Details

Listing Office Homecare Realty Ltd.

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