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

MLS® #A2123396

\$1,499,000

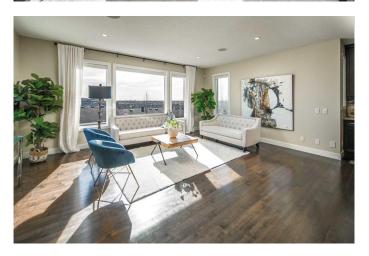
5 Bedroom, 4.00 Bathroom, 2,752 sqft Residential on 0.14 Acres

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

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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