

\$1,850,000 - 144 Springbluff Boulevard Sw, Calgary

MLS® #A2136904

\$1,850,000

4 Bedroom, 4.00 Bathroom, 3,093 sqft

Residential on 0.16 Acres

Springbank Hill, Calgary, Alberta

Nestled in a prime location, this extraordinary property offers unparalleled mountain views and luxury living high on the ridge in Springbank Hill, a true rarity on the market. Boasting over 4,400 square feet, the home features a fully developed walk-out basement, making it ideal for both entertaining and relaxation. Recently updated with new hardwood flooring throughout much of the home, it exudes elegance and modernity. The heart of this home is the open-concept kitchen, adorned with beautiful cream coloured cabinets, granite countertops, and a suite of high-end appliances including a 48" Sub-Zero fridge, 48" dual oven gas range, built-in convection/microwave oven, dual Miele dishwashers, and a beverage fridge. The expansive island and abundant cabinetry provide both functionality and style, complemented by a spacious dining area. The grand living room is a centerpiece of comfort, highlighted by a gas fireplace and custom built-in cabinetry and feature wall. Main floor Den with custom built in desk and millwork for the ideal home office with two workstations. Additional main floor features include 10 ft ceilings, a walk-through pantry and a mudroom, both equipped with bespoke cabinetry for ample storage and a 2 piece bath Kohler Veil Smart toilet. Upstairs, discover three generously sized bedrooms, including a Jack and Jill bathroom equipped with dual sinks. The laundry room offers convenience, while the 770 sqft primary suite serves as a



luxurious retreat with vaulted ceilings & stunning views, fireplace with stone finish, a built-in dresser, and a lavish 5-piece ensuite. This ensuite is a spa-like haven, featuring heated floors, a jetted tub, steam shower, Kohler Veil Smart toilet, TV, and his-and-hers custom walk-in closets. The walk-out basement with 9 ft ceilings is a versatile space, finished with a state-of-the-art media/theatre room, a fourth bedroom, a three-piece bathroom, and a multifunctional office/workout area with wet bar and beverage fridge. The in-floor radiant heating ensures year-round comfort. For car enthusiasts, the heated, oversized triple garage with epoxy floors is a standout feature. The outdoor living space is equally impressive, with a deck that offers unobstructed mountain views through its glass rails, two gas lines for a BBQ and fire table, and a meticulously maintained yard with turf both front and back for the low maintenance life style. Other notables include 2 central air conditioners, alarm system with security cameras, Gem Stone lighting around the entire house. Come and have a look at this gorgeous home, you will not be disappointed!

Built in 2010

Essential Information

MLS® #	A2136904
Price	\$1,850,000
Sold Price	\$1,950,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,093
Acres	0.16
Year Built	2010
Type	Residential

Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	144 Springbluff Boulevard Sw
Subdivision	Springbank Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 5R6

Amenities

Amenities	None
Parking Spaces	6
Parking	220 Volt Wiring, Aggregate, Heated Garage, In Garage Electric Vehicle Charging Station(s), Oversized, Triple Garage Attached

Interior

Interior Features	Bar, Bidet, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Open Floorplan, Pantry, Skylight(s), Steam Room, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound
Appliances	Built-In Refrigerator, Central Air Conditioner, Dishwasher, Garage Control(s), Garburator, Gas Range, Microwave, Oven-Built-In, Range Hood, Tankless Water Heater, Washer/Dryer, Window Coverings, Wine Refrigerator
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Blower Fan, Double Sided, Gas, Great Room, Master Bedroom, Stone
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	BBQ gas line, Dog Run, Lighting
Lot Description	Back Yard, Backs on to Park/Green Space, Dog Run Fenced In, Low Maintenance Landscape, Greenbelt, Landscaped, Views

Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 13th, 2024
Date Sold	June 15th, 2024
Days on Market	2
Zoning	R-C1
HOA Fees	0.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	eXp Realty
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