

\$1,550,000 - 142a Springbluff Boulevard Sw, Calgary

MLS® #A2145035

\$1,550,000

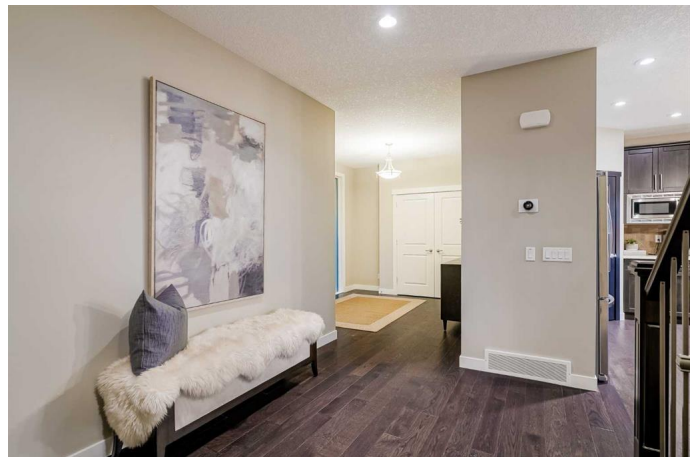
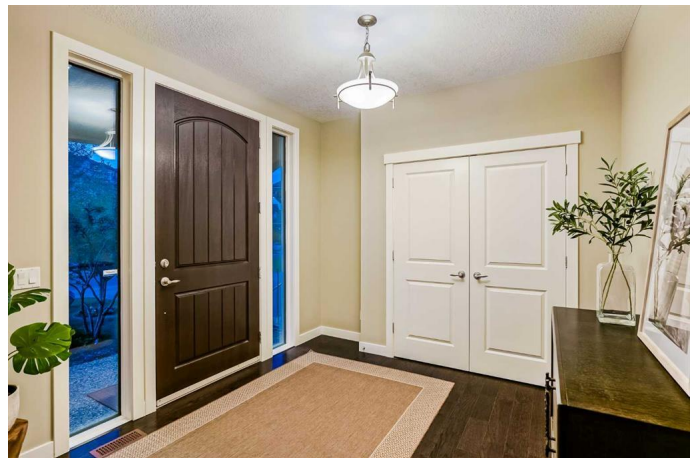
4 Bedroom, 4.00 Bathroom, 2,706 sqft

Residential on 0.17 Acres

Springbank Hill, Calgary, Alberta

Open house CANCELLED - SOLD!! Embrace the extraordinary at this Springbank Hill, BayWest-built haven, where the majestic mountains are a constant backdrop to your everyday life. Perched high on the ridge, this home encompasses 4,076 square feet of total developed living space (including the walkout basement), seamlessly blending the grandeur of nature with sophisticated luxury. Step inside and be greeted by a large foyer that feels more like an invitation to explore. The hand-scraped hardwood floors guide you to a kitchen that defies the ordinary. With rich brown shaker cabinets, this culinary masterpiece boasts a corner pantry, an additional built-in pantry with pull-out drawers, and a sprawling island adorned with bevelled granite. Imagine breakfast at the bar, bathed in morning light, setting the perfect tone for the day ahead.

Next to the kitchen, the dining area becomes a gateway to your expansive, low-maintenance deck. Equipped with a gas line and stairs leading to your perfectly landscaped yard, this space is designed for seamless indoor-outdoor living. And then there's the living room—a marvel of design with a two-story, stone-surrounded fireplace and walls of windows that frame those awe-inspiring mountain views. An adjacent flex area offers limitless possibilities: a study, a lounge, a formal dining room—the choice is yours. Practicality meets style in the oversized mudroom, with two closets and built-in lockers.



Finally, a chic powder room with a full vanity adds a touch of elegance to the main level. The owner's retreat is nothing short of a sanctuary. Wake up to mountain views and unwind in a 5-piece ensuite featuring heated floors and a massive walk-in closet with custom storage. Two additional bedrooms, another full bathroom, and a spacious laundry room ensure that comfort and convenience are always at your fingertips. The fully finished walk-out basement is a universe of its own. Bright and inviting, it features a sitting area with a gas fireplace, a games room, and a dedicated space for movie nights. A 4th bedroom and a full bathroom make it perfect for guests, while the concrete patio offers another vantage point to admire your landscaped backyard. With heated floors, this space is as cozy as it is functional, and the roughed-in plumbing is ready for your dream wet bar.

And then there's the garage—a paradise for car enthusiasts. At 38' wide, it can accommodate four vehicles and still leave room for a workshop. Polyaspartic flooring, heated floors, dual floor drains, and a 220V panel make this space as practical as it is impressive.

This home is designed for those who appreciate the finer things. In-ceiling speakers on all three levels, a water softener, a new boiler (2018), a storage tank (2020), tankless hot water with a recirculating system, and triple-pane windows are just a few of the thoughtful touches that elevate this residence. The protective coating on the exterior stucco ensures it looks as stunning as it performs.

Built in 2010

Essential Information

MLS® #	A2145035
Price	\$1,550,000

Sold Price	\$1,711,500
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,706
Acres	0.17
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	142a Springbluff Boulevard Sw
Subdivision	Springbank Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 5R6

Amenities

Parking Spaces	7
Parking	220 Volt Wiring, Garage Faces Front, Heated Garage, Insulated, Oversized, Parking Pad, See Remarks, Triple Garage Attached, Workshop in Garage

Interior

Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s), Wired for Sound
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator, Tankless Water Heater, Washer, Water Softener, Window Coverings
Heating	Boiler, In Floor, Forced Air, Hot Water, Natural Gas, Zoned
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Gas, Living Room, See Remarks

Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Yard, Lawn, Greenbelt, Landscaped, Views
Roof	Asphalt Shingle
Construction	Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 18th, 2024
Date Sold	July 20th, 2024
Days on Market	2
Zoning	R-1
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.