

# \$1,295,000 - 211 Springbluff Heights Sw, Calgary

MLS® #A2200282

**\$1,295,000**

4 Bedroom, 4.00 Bathroom, 2,374 sqft

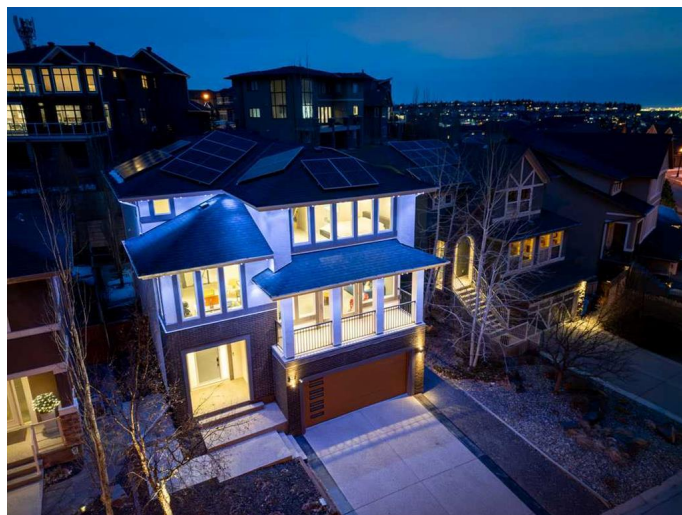
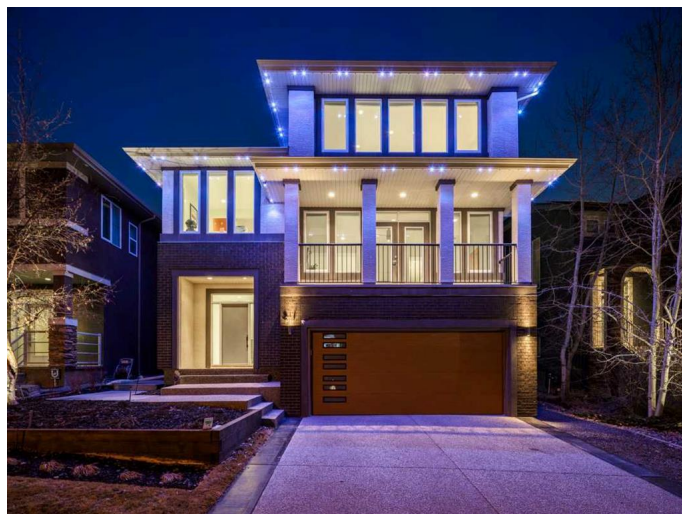
Residential on 0.11 Acres

Springbank Hill, Calgary, Alberta

Welcome to a modern retreat in Springbank Hill, offering Foothills and Rocky Mountain views with a perfect blend of luxury, efficiency, and smart design. With four bedrooms, three and a half bathrooms, a dedicated office on the first level, and a fully developed basement, this 3,164 sq ft home is crafted for comfort and style.

Step inside to an open-concept main level, where the gourmet kitchen features a Wolf gas range & microwave, built-in Sub-Zero refrigerator, granite countertops, a modern single basin sink by Blanco, classic subway tile backsplash, and designer lighting. Custom cabinetry provides ample storage. The living room features soaring ceilings, built-in speakers, and an elegant double-sided gas fireplace, complemented by expansive windows adorned with Hunter Douglas blinds and access to a spacious balcony. The laundry room, equipped with high-end Miele appliances, is conveniently located on the main level, making everyday tasks effortless. An office up a level adds functionality, while a Lennox multizone high-efficiency furnace with thermostats on each level, Lennox HEPA filter, and heat recovery pump ensure superior air quality and comfort year-round.

Upstairs, the primary suite is a private retreat with mountain views. The spa-inspired ensuite includes a deep soaker tub, oversized glass shower and extended vanity, while a walk-in closet with custom organizers enhances convenience. Bedrooms and the basement



feature blackout blinds for privacy. Two additional bedrooms and a 4-piece bathroom with double vanity complete the level. Lennox air conditioning maintains year-round comfort. The basement is designed for entertainment, featuring a spacious recreation room, fourth bedroom, and stylish three-piece bathroom. Pre-wired for a projector and sound system, itâ€™s ready for a home movie theater. A high-efficiency hot water tank with circulator ensures instant hot water, while a radon mitigation system installed by Radon Controls Inc. provides clean air.

The professionally designed landscape by VisionScapes transforms the outdoor space into a true retreat, featuring concrete pathways, cedar deck, gas fire pit, full irrigation system, and mature trees.

This home is not just beautifulâ€”itâ€™s smart and efficient, featuring solar panels, a Kinetico water system with a softener, de-chlorinator, and filtered drinking water (also connected to the fridge ice maker), Google Nest smoke detectors, and exterior Gemstone Lights. The attached double garage includes a polyurea floor coating by GarageZone, aggregate driveway and a newer garage door.

Located in Springbank Hill, this home offers quick access to top-rated schools, trails, and shopping/dining at Aspen Landing. With easy connections to Stoney Trail and Highway 8, both downtown Calgary and the Rocky Mountains are within reach. For those seeking a home that blends modern luxury, sustainability, and breathtaking natural beauty, this home is a rare and remarkable gem.

Built in 2010

**Essential Information**

MLS® #	A2200282
Price	\$1,295,000
Bedrooms	4

Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,374
Acres	0.11
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	211 Springbluff Heights Sw
Subdivision	Springbank Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 5B8

### Amenities

Parking Spaces	4
Parking	Aggregate, Double Garage Attached, Front Drive
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Recessed Lighting, Walk-In Closet(s), Wired for Sound, Chandelier
Appliances	Central Air Conditioner, Dishwasher, Microwave, Range Hood, Refrigerator, Washer/Dryer, Gas Stove
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Double Sided, Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Balcony, Fire Pit, Garden, Lighting
Lot Description	Back Yard, Cul-De-Sac, Landscaped, Rectangular Lot, Treed, Garden, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 13th, 2025
Days on Market	43
Zoning	R-G

### **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.