# \$1,139,900 - 213 Springbluff Boulevard Sw, Calgary

MLS® #A2256160

# \$1,139,900

5 Bedroom, 4.00 Bathroom, 2,312 sqft Residential on 0.14 Acres

Springbank Hill, Calgary, Alberta

Rarely available, extensively upgraded detached home. The open-concept main floor features a bright living room with large windows, a gourmet kitchen with quartz counters, oversized island, double oven & dishwasher, built-in fruit fridge, and walk-in pantry connecting to the double garage. Additional highlights include ceiling-mounted surround sound and a versatile office. Upstairs offers four bedrooms, including a luxurious primary suite with walk-in closet and spa-inspired 5-pc ensuite. The fully finished basement adds a wet bar, guest suite/office, full bath, gym/media room, and storage. Enjoy a private, terraced backyard with lush landscaping, stone pathways, and garden spaceâ€"perfect for entertaining or relaxing. The home has undergone multiple significant upgrades, including new high-efficiency furnace(2025) and hot water tank were replaced (2025), and the HVAC system duct cleaning was completed (2025), Front entry stairs freshly painted (2025), full exterior repaint (2023), epoxy garage floor extended up walls (2023), and a new insulated garage door (2023). Additional features include central air conditioning, a water softener, an automatic irrigation system, and a DVR security system, elevating the overall living quality. Situated in a sought-after school district, close to Griffith Woods School (Kâ€"9), Ernest Manning High School (10â€"12), and top private schools including Rundle College and Webber Academy. The mature community also offers







convenient shopping, dining, scenic trails, and easy access to major roads.

### Built in 2005

### **Essential Information**

MLS® # A2256160 Price \$1,139,900

Bedrooms 5
Bathrooms 4.00
Full Baths 3
Half Baths 1

Square Footage 2,312 Acres 0.14 Year Built 2005

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

# **Community Information**

Address 213 Springbluff Boulevard Sw

Subdivision Springbank Hill

City Calgary
County Calgary
Province Alberta
Postal Code T3H 5R5

#### **Amenities**

Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

# Interior

Interior Features Bookcases, Breakfast Bar, Double Vanity, Granite Counters, Kitchen

Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry,

Quartz Counters, Walk-In Closet(s), Wet Bar

Appliances Bar Fridge, Built-In Oven, Built-In Refrigerator, Dishwasher, Double

Oven, Dryer, Garage Control(s), Garburator, Gas Range, Washer, Water

Softener, Window Coverings, Wine Refrigerator

Heating Fireplace(s), Forced Air

Cooling Central Air

Fireplace Yes # of Fireplaces 2

Fireplaces Gas

Has Basement Yes

Basement Full

#### **Exterior**

Exterior Features BBQ gas line

Lot Description Back Yard, Landscaped, Pie Shaped Lot, Underground Sprinklers

Roof Asphalt Shingle

Construction Stucco

Foundation Poured Concrete

# **Additional Information**

Date Listed October 2nd, 2025

Days on Market 31

Zoning R-G

# **Listing Details**

Listing Office Top Producer Realty and Property Management

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