



THE
A-TEAM

**RE/MAX
FIRST**

7 SPRINGBLUFF Point, Calgary T3H 0N2

MLS®#: **A2123396**

Area: **Springbank Hill**

Listing Date: **04/25/24**

List Price: **\$1,499,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2012**

Lot Information

Lot Sz Ar: **5,974 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,752**

Low Sqft:

Ttl Sqft: **2,752**

DOM

24

Layout

Beds: **5 (3 2)**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **6**

Garage Sz: **3**

Access:

Lot Feat: **Back Yard,Landscaped,Rectangular Lot,Sloped,Treed,Views**
Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Balcony,Playground,Private Yard**

Construction: **Stone,Stucco,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Built-In Oven,Central Air Conditioner,Dishwasher,Dryer,Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **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**

Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	24`9" x 12`7"
Living Room	Main	21`3" x 14`0"
Dining Room	Main	10`2" x 9`11"
Office	Main	8`7" x 9`1"
Pantry	Main	6`10" x 5`3"
Entrance	Main	9`3" x 8`0"

Room	Level	Dimensions
Bedroom - Primary	Upper	18`11" x 13`7"
Bedroom	Upper	10`11" x 11`3"
Bedroom	Upper	12`4" x 10`8"
Walk-In Closet	Upper	5`5" x 9`0"
Bonus Room	Upper	13`6" x 19`9"
Balcony	Upper	12`2" x 5`8"

Mud Room
Laundry
Bedroom
5pc Ensuite bath
2pc Bathroom

Main
Main
Basement
Upper
Main

6`2" x 6`6"
6`10" x 9`2"
9`11" x 12`11"

Bedroom
Game Room
Storage
4pc Bathroom
3pc Bathroom

Basement
Basement
Basement
Upper
Basement

18`2" x 10`1"
23`1" x 13`6"
3`5" x 3`6"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-1

0813139

Remarks

Pub Rmks:

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!

Inclusions:
Property Listed By:

**N/A
Homecare Realty Ltd.**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













