



THE
A-TEAM

**RE/MAX
FIRST**

158 SPRINGBLUFF Heights, Calgary T3H 5E5

MLS® #: **A2170429**

Area: **Springbank Hill**

Listing Date: **02/27/25**

List Price: **\$1,299,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2002**

Lot Information

Lot Sz Ar: **5,177 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,250**

Low Sqft:

Ttl Sqft: **2,250**

DOM

1

Layout

Beds: **3 (3)**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Backs on to Park/Green Space, Street Lighting**

Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Yard**

Construction:

Vinyl Siding, Wood Frame

Flooring:

Carpet, Ceramic Tile, Vinyl

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Dishwasher, Dryer, Oven-Built-In, Range Hood, Refrigerator, Washer**

Int Feat: **Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
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Legal/Tax/Financial

Title:

Fee Simple

Legal Desc: **0212315**

Zoning:

R-G

Remarks

Pub Rmks: **Fully Renovated! Incredible VIEWS of city and mountains from ALL three levels! Backing into GREEN space! Welcome to this exceptional 3-bedroom, 3.5-bathroom**

home in the highly sought-after community of Springbank Hill. This beautifully renovated residence offers an unparalleled living experience with modern upgrades and a thoughtfully designed layout. The open-concept kitchen is featuring ample cabinetry, brand-new quartz countertops and backsplash, stainless steel appliances, a corner pantry, a convenient breakfast bar, and a dining area that opens onto a spacious deck, perfect for outdoor gatherings. Additionally, the kitchen is equipped with a gas line, offering the option for a gas stove. The inviting family room boasts a striking full-height tile fireplace, adding warmth and elegance. The main level also includes a formal living room, a laundry room, and a stylish 2-piece bathroom, ensuring comfort and convenience for the entire family. Upstairs, the generous master bedroom offers a walk-in closet and a luxurious 5-piece ensuite with a newly tiled shower and a freestanding tub. Two additional well-appointed bedrooms, a versatile bonus room, and a refreshed 4-piece bathroom with a new bathtub and tiled wall complete this level. The fully finished walk-out basement provides even more living space, featuring a large entertainment area, a flex room, and a modern 4-piece bathroom. Outside, the sunny southeast-facing backyard creates the perfect setting for relaxing or entertaining. This home has been extensively renovated, including: New engineered hardwood flooring on the main level and new flooring in the basement, Trendy Flat Painted Ceiling, Fresh paint throughout the entire home, New kitchen and bathroom cabinetry, New quartz countertops and backsplashes in all bathrooms, New sinks, faucets, and toilets throughout, New doors, baseboards, casings, blinds (main and upper floors), and light fixtures. Ideally located just minutes from shopping, dining, entertainment, parks, and top-rated public and private schools, this home also offers convenient access to public transportation, the Westside Recreation Centre, downtown, and the mountains. Don't miss this incredible opportunity, book your private showing today!

Inclusions:

Property Listed By:

None

Grand Realty

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







