



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**213 SPRINGBLUFF Boulevard, Calgary T3H5R5**

MLS® #: **A2186161**      Area: **Springbank Hill**      Listing Date: **01/08/25**      List Price: **\$1,388,800**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2005**  
Lot Information  
 Lot Sz Ar: **5,984 sqft**  
 Lot Shape:

Finished Floor Area

Abv Sqft: **2,317**  
 Low Sqft:  
 Ttl Sqft: **2,317**

DOM

**2**  
Layout  
 Beds: **4 (4 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **4**  
 Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Low Maintenance Landscape,Landscaped,Pie Shaped Lot**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Fireplace(s),Forced Air**  
 Sewer:  
 Ext Feat: **Lighting**

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

Kitchen Appl: **Bar Fridge,Built-In Oven,Built-In Refrigerator,Dishwasher,Double Oven,Dryer,Garage Control(s),Garburator,Microwave,Washer/Dryer,Water Softener,Window Coverings,Wine Refrigerator**  
 Int Feat: **Bookcases,Double Vanity,Granite Counters,Kitchen Island,No Smoking Home,Open Floorplan,Pantry**  
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Kitchen</b>	<b>Main</b>	<b>17`0" x 14`6"</b>
<b>Foyer</b>	<b>Main</b>	<b>11`10" x 7`6"</b>
<b>Pantry</b>	<b>Main</b>	<b>11`0" x 4`5"</b>
<b>Dining Room</b>	<b>Main</b>	<b>17`0" x 10`0"</b>
<b>Mud Room</b>	<b>Main</b>	<b>10`2" x 10`0"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>12`0" x 10`0"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Great Room</b>	<b>Main</b>	<b>15`2" x 14`0"</b>
<b>Family Room</b>	<b>Lower</b>	<b>15`8" x 10`0"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`3" x 5`2"</b>
<b>Office</b>	<b>Main</b>	<b>11`5" x 5`7"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>15`0" x 12`6"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>11`0" x 5`10"</b>

**Bedroom**  
**5pc Ensuite bath**  
**Storage**

**Upper**  
**Upper**  
**Lower**

**13`6" x 11`7"**  
**16`6" x 7`9"**  
**8`8" x 6`6"**

**Bedroom**  
**Family Room**  
**3pc Bathroom**

**Upper**  
**Lower**  
**Lower**

**14`5" x 10`0"**  
**27`8" x 14`4"**  
**8`8" x 6`6"**

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**0410731**

Zoning:  
**R-G**

Remarks

Pub Rmks:

**Step into unparalleled sophistication with this fully renovated masterpiece, boasting over 3,460 sq. ft. of meticulously designed living space. This 4-bedroom, 3.5-bathroom home redefines modern luxury, blending timeless elegance with cutting-edge features. Upon entry, you're greeted by a stunning open-concept layout that seamlessly integrates the living room and gourmet kitchen, flowing effortlessly into a sun-drenched backyard oasis. The heart of this home is the chef's kitchen, showcasing new quartz countertops, an oversized center island with custom cabinetry, a bespoke backsplash, and professional-grade appliances—crafted for effortless everyday living and elegant entertaining. The upper level exudes tranquility, featuring a breathtaking primary suite with a 5-piece spa-like ensuite. Revel in the luxury of a custom shower, freestanding soaker tub, and a spacious walk-in closet with bespoke built-ins. Three additional bedrooms and a modern 4-piece bathroom complete the upper floor. The lower level is the ultimate retreat, designed for entertainment and relaxation. With a gym area, family room, rec room, wet bar, and an additional 3-piece bathroom, it's a space that adapts to every lifestyle need. Step outside to a private backyard sanctuary, thoughtfully designed with a large patio and ample space for entertaining or gardening. The attached garage is a showstopper in its own right, featuring epoxy flooring, hot and cold water connections, a new insulated garage door, and a heater—perfect for year-round use. This home spares no detail, boasting modern upgrades such as a new furnace, water tank, sprinkler system, exterior painting, water softener, A/C unit, and a cutting-edge security system with DVR recording. Nestled in a family-friendly neighborhood with top-rated schools, convenient access to shopping, and fine dining, this home is a rare opportunity. Don't wait—schedule your private showing today and experience the epitome of modern living.**

Inclusions:  
Property Listed By:

**None**  
**First Place Realty**

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











