

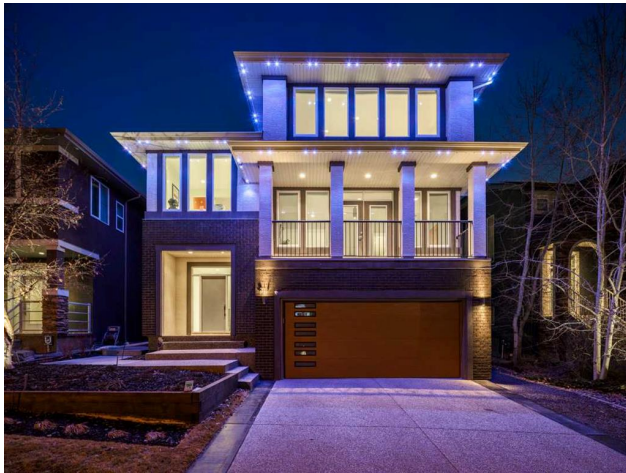


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**211 SPRINGBLUFF Heights, Calgary T3H 5B8**

MLS® #: **A2200282**      Area: **Springbank Hill**      Listing Date: **03/13/25**      List Price: **\$1,295,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2010**  
Lot Information  
 Lot Sz Ar: **4,800 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,374**  
 Low Sqft:  
 Ttl Sqft: **2,374**

DOM  
**2**  
Layout  
 Beds: **4 (3 1)**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**  
Parking  
 Ttl Park: **4**  
 Garage Sz: **2**

Access:  
 Lot Feat: **Back Yard,Cul-De-Sac,Garden,Landscaped,Rectangular Lot,Treed,Underground Sprinklers**  
 Park Feat: **Aggregate,Double Garage Attached,Front Drive**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Balcony,Fire Pit,Garden,Lighting**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Gas Stove,Microwave,Range Hood,Refrigerator,Washer/Dryer**  
 Int Feat: **Ceiling Fan(s),Chandelier,Closet Organizers,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,Open Floorplan,Recessed Lighting,Walk-In Closet(s),Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	19`1" x 15`9"	Kitchen	Main	14`10" x 13`10"
Dining Room	Main	14`10" x 7`11"	Laundry	Main	7`3" x 5`0"
2pc Bathroom	Main	7`3" x 5`0"	Office	Upper	11`6" x 11`0"
Bedroom - Primary	Upper	19`1" x 17`0"	Walk-In Closet	Upper	12`8" x 5`4"

<b>5pc Ensuite bath</b>	<b>Upper</b>	<b>12`8" x 8`8"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>14`1" x 11`4"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>14`1" x 11`4"</b>	<b>5pc Bathroom</b>	<b>Upper</b>	<b>10`4" x 7`9"</b>
<b>Game Room</b>	<b>Lower</b>	<b>13`7" x 13`4"</b>	<b>Foyer</b>	<b>Lower</b>	<b>14`0" x 11`6"</b>
<b>Bedroom</b>	<b>Lower</b>	<b>13`3" x 10`6"</b>	<b>4pc Bathroom</b>	<b>Lower</b>	<b>9`3" x 4`11"</b>
<b>Furnace/Utility Room</b>	<b>Lower</b>	<b>14`1" x 6`6"</b>			

Legal/Tax/Financial

Title: Zoning:  
**Fee Simple** **R-G**  
 Legal Desc: **0813139**

Remarks

Pub Rmks: **\*OPEN HOUSE - Sun Mar 16 (1-3pm)\*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, it'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 beautiful—it's smart and efficient, featuring solar panels, a Kinetic 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.**

Inclusions: **N/A**  
 Property Listed By: **eXp Realty**

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



