



119 Springbluff Boulevard SW  
Calgary, Alberta

MLS # A2323703



**\$1,295,000**

<b>Division:</b>	Springbank Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,801 sq.ft.	<b>Age:</b>	2011 (15 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Oversized		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Garden, Landscaped, Private		

<b>Heating:</b>	High Efficiency, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar

**Inclusions:** Second Built-in Oven, Second Refrigerator, Water Filtration System, Alarm System, TV Wall Mounts

Thoughtfully designed for family living, this beautifully maintained home offers bright, functional spaces, a private home office, and an incredible, professionally landscaped backyard that extends your living space outdoors. The inviting main floor has an open-concept layout, highlighted by a dining area with windows on three sides that fills the space with light and a living room with a fireplace. At the heart of this level is the kitchen, featuring granite countertops, a large central island, premium Viking stainless steel appliances, and abundant cabinetry, the perfect space for cooking casual family breakfasts or gourmet dinners. A separate family room provides the ideal retreat for movie nights or relaxed evenings together. For those who work from home, the private office is a standout feature. Tucked away behind glass French doors and set just above the main living spaces, this bright, airy room offers soaring ceilings, exceptional privacy, and a peaceful place to focus without sacrificing connection to the home. Upstairs, the spacious primary suite is a true retreat, complete with mountain views, space for a sitting area, a walk-in closet, and an ensuite featuring dual vanities and a deep soaker tub. Two additional bedrooms overlook the beautifully landscaped backyard and share a thoughtfully designed Jack-and-Jill bathroom, making busy mornings effortless. The fully developed lower level extends your living space with a large recreation room, wet bar, fourth bedroom that also works beautifully as a home gym or guest room, and a full bathroom. Outside, the professionally designed backyard creates a private oasis you'll enjoy throughout the seasons. Tiered Batu wood decking, multiple outdoor seating areas, a stone fire pit patio, and beautifully landscaped gardens invite both quiet evenings and lively gatherings. Retaining walls have been carefully integrated to

maximize the usable yard, creating plenty of space for a play structure, gardens, or simply enjoying the outdoors. More than just a beautiful home, this is a place where family memories are made, whether gathered around the kitchen, relaxing by the fire, or spending long summer evenings in the backyard.