



GRASSROOTS
REALTY GROUP

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99 Springbluff Boulevard SW
Calgary, Alberta

MLS # A2332903



\$998,000

Division:	Springbank Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,026 sq.ft.	Age:	2001 (25 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating:	Make-up Air, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings		

Inclusions: N/A

Elegant family living in the heart of Springbank Hill, backing directly onto a beautiful park. This extensively updated home blends timeless design with modern finishes, offering an exceptional floor plan, abundant natural light, and a highly sought-after location. The main level showcases hardwood flooring, a spacious family room anchored by a striking two-way gas fireplace, and a stunning chef-inspired kitchen featuring quartz countertops, a large centre island, raised cabinetry, and a premium appliance package. An elegant dining area overlooks the professionally landscaped backyard and park beyond, creating an ideal setting for entertaining. A bright and inviting living room offers a built-in desk area and access to a private balcony where you can enjoy peaceful mountain views. Upstairs, you'll find three generous bedrooms, including a primary retreat complete with a spa-inspired five-piece ensuite featuring dual vanities, a soaker tub, and a separate shower. Two additional bedrooms are connected by a convenient five-piece Jack and Jill bathroom, making this level ideal for families. The bonus space above the Double Attached Garage offers a private office or flex space and direct access on to a south facing Balcony over looking the mature trees and landscaped front yard and driveway. The professionally finished basement expands your living space with a large recreation room, dedicated fitness area, fourth bedroom, and a full bathroom, offering flexibility for guests, teenagers, or multi-generational living. The two tiered backyard is private and fully landscaped, backing sloped green space. Stonework throughout the landscaping gives the space a timeless look including the large patio with BBQ Natural Gas Hookup. Newly installed Sauna is negotiable, however electrical hookup will remain for future use in this space. Recent Improvements made to the home include: Central

Vac, Basement Flooring, Central Air-Conditioning, Exterior LED Lights, Dedicated Gym area with new Window, Full Landscaping remodel, Central Air Purification System, New Roof (2021), New Furnace (2024), Humidifier/Water Heater (2024). This home is perfectly positioned in one of Calgary's premier southwest communities, this exceptional offering is the rare combination of thoughtful renovations, outstanding living space, park-side privacy, and beautiful views. A truly outstanding opportunity in Springbank Hill.