



GRASSROOTS
REALTY GROUP

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191 Springbluff Heights SW
Calgary, Alberta

MLS # A2341264



\$1,288,000

Division:	Springbank Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,891 sq.ft.	Age:	2010 (16 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	See Remarks, Tandem, Triple Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Interior Lot, Irregular Lot		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to this Modern Luxury Home built by Morrison located on a quiet, low-traffic street in the most sought-after community of Springbank Hill in West Calgary. The striking drive - under floor plan is a very unique architecture. Upon entry, you are greeted by an upgraded grand staircase leading to an open-concept main floor with 9' ceilings and gleaming hardwood throughout. A flex front room offers a separate space for working from home. The bright living room features south-facing windows that flood the space with natural light and a cozy gas fireplace. The gourmet kitchen is a chef's dream, showcasing abundant cabinetry, a massive island, granite countertops, a tiled backsplash, a gas cooktop with chimney hood, SS appliances, an elegant wet bar, and a walk-in pantry. The adjacent dining nook is bathed in light through large windows and opens via French doors to a deck perfect for family BBQs. A 2-piece powder room and a generous laundry room with closet, cabinetry, and a large window complete the main floor. Upstairs carries provides a true retreat primary bedroom with a large south facing window towards views from the Tsuu T'ina Hills to the Rocky Mountains and an executive Ensuite with a double vanity, an air-jetted tub, a separate tiled shower and a walk-in closet with built in cabinets, two more good size bedrooms, a 4-pc family bathroom and an expansive bonus room with mountain views through south facing windows. Recent updates include a new bar fridge (2026), two new high-efficiency A/C units (\$20K, 2025), and a new washer and dryer (2024). The owners also have invested a water softener and Hunter Douglas window coverings valued \$12K. The unspoiled basement awaits your personal touch, with excellent potential for an additional bedroom, bathroom, and recreation room. The backyard is fully fenced with

retaining walls and mature surrounding trees providing complete privacy. This home offers the rare combination of outstanding schools at every level: Griffith Woods School (K-9), Ernest Manning High School (Top-ranked with AP programs), and Rundle College (Respected Private). A short drive to the 69 Street LRT Station and Westside Recreation Centre. Just minutes driving to Aspen Landing's boutique shops and restaurants and Signal Hill shopping Centre. Downtown Calgary, the University of Calgary, hospitals, and the Rocky Mountains are all easily accessible via 17 Avenue, Sarcee Trail, and Stoney Trail. A rare opportunity to own an original Morrison show home in one of Calgary's most desirable hillside communities. Call today to book your private showing!