



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

129 Springbluff Boulevard SW
Calgary, Alberta

MLS # A2344174



\$1,179,900

Division:	Springbank Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,595 sq.ft.	Age:	2010 (16 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Garage Faces Front		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Irregular Lot, Landscaping		

Heating:	Fireplace Insert, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, French Door, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		
Inclusions:	Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer, Window Coverings		

Welcome to 129 Springbluff Boulevard – a stunning and thoughtfully designed home that offers both luxurious living and practical comfort. Step into the vaulted family room, where soaring two-storey windows flood the space with natural light and frame serene views of the backyard. A sleek, wall-mounted gas fireplace adds warmth and elegance to this inviting central space. The kitchen is a chef's dream, featuring granite countertops, an electric cooktop, built-in oven and microwave, and ample cabinetry – perfect for hosting or everyday meals. The sunlit front room, perched above the garage, offers the ideal space for a home office, sitting area, or creative studio. French doors lead to a full-width deck that seamlessly steps down to a tranquil flagstone patio – an ideal space for outdoor entertaining. Upstairs, the spacious primary suite is your private retreat, complete with a personal balcony, a spa-like 5-piece ensuite, and a double walk-through closet. The second and third bedrooms both feature walk-in closets, providing plenty of storage and personal space. The fully finished basement offers even more living area, including a generous rec room, a private fourth bedroom, and a beautifully finished 3-piece bathroom – perfect for guests, teens, or in-laws. This premium home is designed with convenience and efficiency in mind, including dual zone heating, built-in vacuum system, and a heated garage. Located in one of Calgary's most popular family communities close to parks, schools, and the shopping of Calgary West Hills, this is a home you won't want to miss!