

**285 Springbluff Heights SW  
Calgary, Alberta**

**MLS # A2244745**



**\$1,095,000**

<b>Division:</b>	Springbank Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,581 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Landscaped, Rectangular Lot		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Central Vacuum, High Ceilings, Open Floorplan, See Remarks, Storage, Walk-In Closet(s), Wet Bar		

**Inclusions:** radon mitigation system, storage room shelving units, alarm system hardware only

Beautiful, tastefully updated and meticulously maintained executive bungalow in desirable Springbank Hill! Welcoming you inside is a fabulous open plan, soaring ceilings, gleaming hardwood floors and huge windows to let in the light. A warm and inviting foyer leads to a cozy den/office, with large corner windows and opens to an incredible open concept layout, showcasing a gourmet kitchen with loads of cabinetry, huge island, quartz countertops, stainless appliances and pantry. Relax in the casual comfort of a spacious living/dining room with gas fireplace, thoughtful built-ins and a spectacular wall of windows. The master suite offers a luxurious, private oasis with 4 piece ensuite and generous walk-in closet. Complimenting the main level is a 2 piece powder room and functional laundry/mud room. The lower level is fully finished and features an expansive family room, with large windows to the backyard, a corner wet bar, gas fireplace, 2 large bedrooms, each with walk-in closets, 4 piece bath and tons of storage space. Enjoy a gorgeous, landscaped yard, air-conditioning, quaint front veranda, huge backyard deck and double detached garage. Incredible location! A wonderful place to call home!