

220 Springbluff Heights SW

Calgary, Alberta

MLS # A2252909



\$1,795,000

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Granite Counters, High Ceilings, No Animal Home, No Smoking Home		
Inclusions:	Shed; Negotiable with Fire Table on Walk out Level and Some Patio Items		

Breathtaking Mountain Views, Exceptional Design! Perched atop a scenic ridge, this stunning Baywest two-storey walkout offers jaw-dropping views that stretch to the horizon and an extraordinary landscaping package. With over 4,000 sq. ft. of luxurious living space, this home is a masterpiece of craftsmanship and comfort. The main floor boasts an open-concept layout, featuring a gourmet chef’s kitchen with granite countertops, maple hardwood flooring, 9’ ceilings, designer lighting, and expansive windows that bathe the space in natural light. Step outside to an oversized deck, seamlessly extending your living space to the great outdoors. Upstairs, the primary retreat features vaulted ceilings, a spacious walk-in closet, and a serene 5-piece en suite spa bathroom. Two additional bedrooms, a 4 piece bath, and a generous Bonus Room complete the upper level. The professionally finished walkout basement includes a media and entertainment area, butler’s bar, flex space currently set up for wine tastings, a fourth bedroom, full bath, and access to zen-inspired terraces—your private sanctuary. Recent updates include a luxurious hot tub just outside the walkout level and a custom outdoor drip watering system for effortless plant care. Additional features include in-floor heating, air conditioning, whole-home automation, built-in speakers, and an oversized 25 foot wide "two-and-a-half" car garage with heated epoxy floors. Whether you’re entertaining guests or enjoying peaceful moments with the Rocky Mountains as your backdrop, this home offers a rare blend of elegance, comfort, and natural beauty. Prepare to fall in love.