# \$1,895,000 - 220 Springbluff Heights Sw, Calgary

MLS® #A2226776

# \$1,895,000

4 Bedroom, 4.00 Bathroom, 2,939 sqft Residential on 0.14 Acres

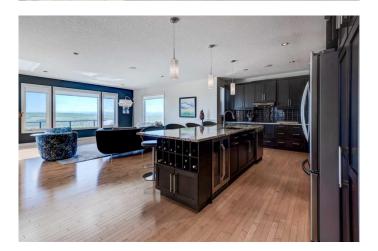
Springbank Hill, Calgary, Alberta

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 terracesâ€"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 two-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.

### Built in 2010

#### **Essential Information**

MLS® # A2226776
Price \$1,895,000
Bedrooms 4

Bathrooms 4.00
Full Baths 3
Half Baths 1

Square Footage 2,939
Acres 0.14
Year Built 2010

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

# **Community Information**

Address 220 Springbluff Heights Sw

Subdivision Springbank Hill

City Calgary
County Calgary
Province Alberta
Postal Code T3H 5B8

# **Amenities**

Parking Spaces 4

Parking Double Garage Attached, Heated Garage, Insulated, Oversized

# of Garages 2

## Interior

Interior Features Bar, Granite Counters, High Ceilings, No Animal Home, No Smoking

Home

Appliances Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Electric

Cooktop, Garage Control(s), Garburator, Microwave, Oven-Built-In,

Range Hood, Refrigerator, Window Coverings, Wine Refrigerator

Heating In Floor, Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes # of Fireplaces 1

Fireplaces Gas, Living Room

Has Basement Yes

Basement Finished, Full, Walk-Out

## **Exterior**

Exterior Features Balcony, Fire Pit

Lot Description Landscaped, Low Maintenance Landscape, Rectangular Lot, Views

Roof Asphalt Shingle

Construction Stone, Stucco, Wood Frame

Foundation Poured Concrete

### **Additional Information**

Date Listed June 4th, 2025

Days on Market 24
Zoning R-G

# **Listing Details**

Listing Office MaxWell Capital Realty

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.