

**146 Springbluff Heights SW**  
**Calgary, Alberta**

**MLS # A2293274**



**\$1,299,900**

<b>Division:</b>	Springbank Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,002 sq.ft.	<b>Age:</b>	2002 (24 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Heated Garage, Insulated		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Environmental Reserve, Landscap		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Recessed Lighting, Soaking Tub, Stone Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar		
<b>Inclusions:</b>	None		

PANORAMIC BLUFF VIEWS | BACKING ONTO SPRINGBANK HILL RIDGE | HUGE PIE LOT | FINISHED WALKOUT BASEMENT | DESIGNER UPGRADES | HEATED DOUBLE GARAGE | Panoramic ridge views and a coveted position backing onto the bluffs of Springbank Hill define this beautifully updated residence set on a huge pie-shaped lot. Contemporary design elements and thoughtful upgrades introduce a refined aesthetic while an open-concept layout allows natural light and sweeping vistas to shape the atmosphere throughout the home. Oversized windows frame the landscape beyond the backyard while a gas fireplace establishes a warm focal point within the welcoming living area. Culinary creativity finds its place in a carefully designed kitchen equipped with a gas cooktop, stainless steel appliances, crisp white cabinetry, a hexagon tile backsplash and a generous waterfall-edge breakfast bar island suited for casual dining and conversation. Walls of glass surround the dining space where soaring ceilings and cascading designer lighting accompany uninterrupted views, creating an impressive setting for gatherings and everyday meals alike. Glass railings border the elevated deck, offering an exceptional vantage point over the bluffs and an inviting outdoor destination for BBQs, relaxing and warm-weather entertaining. Time spent together continues upstairs in a vaulted bonus room that provides ample space for movie nights or games. Tranquility defines the primary retreat where breathtaking views, a comfortable sitting area and a custom walk-in closet enhance everyday living while the ensuite includes dual sinks, a deep soaker tub and an oversized rain shower. One additional bright bedroom and a full bathroom complete the upper level. Style continues into the fully finished walkout basement where a sleek wet bar supports effortless

entertaining alongside a built-in bar-top workspace and a spacious recreation area centered around a second fireplace. Two more bedrooms, a full bathroom and a second laundry area introduce flexibility for guests, extended family or short-term rental possibilities. Outdoor living extends across multiple seating areas including a covered lower patio and rear deck, all surrounded by mature trees and panoramic southwest skyline views. Year-round convenience comes from the insulated, drywalled and heated double garage. Direct access to nearby walking paths enhances the lifestyle offered in this sought-after community, with top-rated schools, several golf courses and everyday amenities just minutes away at West 85th, Aspen Landing and Westhills Towne Centre. Recreation opportunities await at Westside Recreation Centre and Griffith Woods Park while downtown Calgary remains easily accessible. Carefully curated upgrades and exceptional surroundings combine to create a modern retreat designed to embrace the best of Springbank Hill living.