



91 Springbluff Boulevard Calgary Alberta

\$1,245,000

Welcome to your beautifully renovated 5-bedroom home, perfectly positioned in Calgary's sought-after Springbank Hill community. This spacious 2-storey reverse walkout combines refined elegance with modern comforts, showcasing sweeping southern views from multiple outdoor spaces, including a charming front porch and a private balcony off the main living room. Step inside to discover a meticulously re-designed interior featuring a GOURMET KITCHEN: Fully renovated with quartz countertops, custom cabinetry, stylish gold hardware, crown mouldings, and premium appliances, including a gas range with double ovens and custom hood fan. LUXURIOUS MAIN FLOOR: Bright, open living room with a cozy gas fireplace flanked by built-in bookcases, adjoining a sophisticated formal dining area highlighted by an elegant gold fixture. A spacious family room overlooks the beautifully landscaped yard and adjacent greenspace. OUTDOOR ENTERTAINING: The refreshed deck, featuring built-in seating, a natural gas hookup, a lower interlocking patio, and a landscaped garden bordered by a retaining wall, creates an inviting space ideal for gatherings or peaceful relaxation. UPPER-LEVEL RETREAT: Primary suite featuring an expansive walk-in closet and fully renovated 5-piece ensuite with quartz counters and corner soaker tub. Three additional bedrooms, a versatile open workspace with southern views, and a 4-piece bath complete the upper level. PROFESSIONALLY FINISHED REVERSE WALKOUT BASEMENT: Includes a generous recreation room with a wet bar, a large bedroom with elegant French doors, a 3-piece bathroom, and a thoughtfully designed mudroom that provides direct access to the attached double garage and cold storage area. Ideally located, the home is just minutes from the 69th Street CTrain Station (3 km), Signal Hill Centre (2 km), and exceptional schools, including Menno Simons (0.6 km), Ernest Mannin...

Primary Bedroom 13.42 Ft x 10.33 Ft

Other 8.08 Ft x 6.42 Ft

Bedroom 14.58 Ft x 11.33 Ft

Bedroom 10.92 Ft x 12.92 Ft

4pc Bathroom 10.92 Ft x 5.00 Ft

Cold room 13.42 Ft x 7.42 Ft

Furnace 9.08 Ft x 10.75 Ft

Kitchen 11.25 Ft x 13.00 Ft

Breakfast 10.00 Ft x 7.92 Ft

Dining room 16.08 Ft x 15.00 Ft

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Listing Presented By:



Originally Listed by:
Boswell Krieger Management &
Realty Ltd.

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RE/MAX

**RE/MAX REAL ESTATE
(CENTRAL)**

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Study	9.08 Ft x 7.58 Ft	Living room	15.92 Ft x 14.83 Ft
Recreational, Games room	32.08 Ft x 25.42 Ft	Family room	21.83 Ft x 18.00 Ft
Bedroom	9.67 Ft x 14.42 Ft	Office	10.92 Ft x 10.08 Ft
3pc Bathroom	4.92 Ft x 10.75 Ft	2pc Bathroom	4.75 Ft x 5.00 Ft
Other	10.33 Ft x 8.67 Ft		