



## 146 Springbluff Heights Calgary Alberta

\$1,350,000

BACKING ONTO THE BLUFFS OF SPRINGBANK HILL | PANORAMIC VIEWS | FINISHED WALKOUT BASEMENT | DESIGNER UPGRADES THROUGHOUT | HUGE PIE LOT | Stunningly updated in a sleek, modern style, this exquisite home captures the best of elevated southwest living. A sophisticated foyer grants an immediate wow factor leading into an open floor plan where natural light and ridge views set an inspiring tone. Relax in the inviting living room centered around a gas fireplace framed by oversized windows overlooking the backyard and beyond. Culinary dreams come to life in the beautifully designed kitchen featuring a gas cooktop, stainless steel appliances, crisp white cabinetry, hexagon backsplash and an expansive waterfall-edge breakfast bar island perfect for casual gatherings. Encased in windows with cascading designer lighting, the dining area offers soaring ceilings and endless views creating an exceptional space for family meals and entertaining. Step outside onto the glass-railed deck, where unobstructed vistas of the bluffs create the ideal setting for warm-weather lounging, BBQs, and unwinding at the end of the day. Upstairs, a vaulted bonus room provides plenty of space to come together for family movie or game nights. The outstanding primary retreat is an oasis of serenity with breathtaking views, a cozy sitting area, a custom walk-in closet and a spa-like ensuite boasting dual sinks, a deep soaker tub and an oversized rain shower. Another spacious, light-filled bedroom and a full bathroom complete the upper level. The fully finished walkout basement is every bit as stylish as the rest of the home, featuring a sleek wet bar for effortless entertaining, a built-in bar-top workspace and a comfortable recreation area anchored by a second fireplace. Two additional bedrooms, a 2nd laundry area and a full bathroom make this level perfect for guests, short term rentals or extended f...

Recreational, Games room 19.83 Ft x 13.67 Ft

Laundry room 6.17 Ft x 9.42 Ft

Bedroom 10.42 Ft x 11.00 Ft

Bedroom 10.00 Ft x 12.75 Ft

3pc Bathroom 7.33 Ft x 5.92 Ft

Foyer 7.42 Ft x 7.75 Ft

Other 7.58 Ft x 9.08 Ft

2pc Bathroom 2.83 Ft x 5.83 Ft

Bonus Room 19.08 Ft x 15.83 Ft

Primary Bedroom 22.25 Ft x 11.92 Ft

Other 8.50 Ft x 6.58 Ft

Bedroom 10.92 Ft x 9.58 Ft

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Listing Presented By:



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**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
[darylcarlson@shaw.ca](mailto:darylcarlson@shaw.ca)

Living room 15.42 Ft x 15.42 Ft

Kitchen 15.67 Ft x 14.50 Ft

Dining room 9.92 Ft x 9.92 Ft

5pc Bathroom 10.08 Ft x 11.75 Ft

3pc Bathroom 8.42 Ft x 4.92 Ft