



20 Springbluff Lane Calgary Alberta

\$1,075,000

Rare opportunity to own a large executive-size family home tucked away on a very quiet cul-de-sac in the highly sought-after community of Springbank Hill. Perfectly positioned for families, this prime location offers minutes-away access to top schools, including Griffith Woods School, Ernest Manning High School, Menno Simons Christian School, and Rundle Academy, with quick access to Stoney Trail for an easy commute anywhere in the city. From the moment you arrive, the award-winning curb appeal makes a lasting impression. Inside, the home welcomes you with a bright, open-concept main level designed for both everyday living and entertaining. The spacious living room is anchored by a natural gas fireplace, creating a warm and inviting focal point. The chef's kitchen features stainless steel appliances, ample cabinetry, and a generous breakfast nook overlooking the large private backyard—perfect for morning coffee or casual family meals. The main floor also offers a formal dining room for entertaining and a front den, ideal for a home office or study. Upstairs you'll find three generously sized bedrooms, including a luxurious primary retreat complete with a five-piece ensuite and a large walk-in closet. The convenient upper-level laundry room adds everyday practicality. The fully finished basement expands your living space with a spacious family/rec room, fourth bedroom, and a three-piece bathroom—perfect for guests, teens, or extended family. Step outside to enjoy the executive-sized backyard, complete with a large rear deck, ideal for summer entertaining, barbecues, and relaxing evenings. This is a rare opportunity to own a beautifully located family home in one of Calgary's premier westside communities. Call your favourite Realtor today to book your private viewing. (id:6769)

Bedroom 12.00 Ft x 9.25 Ft
 Family room 20.75 Ft x 16.58 Ft
 3pc Bathroom .00 Ft x .00 Ft
 Kitchen 18.67 Ft x 9.42 Ft
 Breakfast 12.00 Ft x 14.17 Ft
 Living room 17.42 Ft x 17.17 Ft
 Den 12.17 Ft x 10.00 Ft

2pc Bathroom .00 Ft x .00 Ft
 Primary Bedroom 17.42 Ft x 18.00 Ft
 Bedroom 9.92 Ft x 13.42 Ft
 Bedroom 10.17 Ft x 15.25 Ft
 Laundry room 7.83 Ft x 8.50 Ft
 4pc Bathroom .00 Ft x .00 Ft
 5pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



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