



213 Springbluff Boulevard Calgary Alberta

\$1,388,800

Step into unparalleled sophistication with this fully renovated masterpiece, boasting over 3,460 sq. ft. of meticulously designed living space. This 4-bedroom, 3.5-bathroom home redefines modern luxury, blending timeless elegance with cutting-edge features. Upon entry, you're greeted by a stunning open-concept layout that seamlessly integrates the living room and gourmet kitchen, flowing effortlessly into a sun-drenched backyard oasis. The heart of this home is the chef's kitchen, showcasing new quartz countertops, an oversized center island with custom cabinetry, a bespoke backsplash, and professional-grade appliances—crafted for effortless everyday living and elegant entertaining. The upper level exudes tranquility, featuring a breathtaking primary suite with a 5-piece spa-like ensuite. Revel in the luxury of a custom shower, freestanding soaker tub, and a spacious walk-in closet with bespoke built-ins. Three additional bedrooms and a modern 4-piece bathroom complete the upper floor. The lower level is the ultimate retreat, designed for entertainment and relaxation. With a gym area, family room, rec room, wet bar, and an additional 3-piece bathroom, it's a space that adapts to every lifestyle need. Step outside to a private backyard sanctuary, thoughtfully designed with a large patio and ample space for entertaining or gardening. The attached garage is a showstopper in its own right, featuring epoxy flooring, hot and cold water connections, a new insulated garage door, and a heater—perfect for year-round use. This home spares no detail, boasting modern upgrades such as a new furnace, water tank, sprinkler system, exterior painting, water softener, A/C unit, and a cutting-edge security system with DVR recording. Nestled in a family-friendly neighborhood with top-rated schools, convenient access to shopping, and fine dining, this home is a rare opportunity. Don't wait...

Family room 15.67 Ft x 10.00 Ft

Family room 27.67 Ft x 14.33 Ft

Storage 8.67 Ft x 6.50 Ft

3pc Bathroom 8.67 Ft x 6.50 Ft

Kitchen 17.00 Ft x 14.50 Ft

Great room 15.17 Ft x 14.00 Ft

Dining room 17.00 Ft x 10.00 Ft

Office 11.42 Ft x 5.58 Ft

Other 10.17 Ft x 10.00 Ft

Primary Bedroom 15.00 Ft x 12.50 Ft

Bedroom 12.00 Ft x 10.00 Ft

4pc Bathroom 11.00 Ft x 5.83 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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Foyer	11.83 Ft x 7.50 Ft	Bedroom	13.50 Ft x 11.58 Ft
Pantry	11.00 Ft x 4.42 Ft	Bedroom	14.42 Ft x 10.00 Ft
2pc Bathroom	5.25 Ft x 5.17 Ft	5pc Bathroom	16.50 Ft x 7.75 Ft