

# \$1,245,000 - 91 Springbluff Boulevard Sw, Calgary

MLS® #A2226084

**\$1,245,000**

5 Bedroom, 4.00 Bathroom, 2,720 sqft

Residential on 0.13 Acres

Springbank Hill, Calgary, Alberta

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 Manning (2.1 km), Guardian Angels (3.8 km), and Rundle College (2.7 km). This Springbank Hill residence effortlessly blends stylish renovations, exceptional craftsmanship, and unmatched convenienceâ€”truly an ideal family home in one of Calgaryâ€™s premier neighbourhoods.

Built in 2003

### Essential Information

MLS® #	A2226084
Price	\$1,245,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,720
Acres	0.13
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	91 Springbluff Boulevard Sw
Subdivision	Springbank Hill
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T3H 4V3

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway
# of Garages	2

### Interior

Interior Features	Bookcases, Double Vanity, French Door, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar
Appliances	Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer, Gas Range
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Balcony, Garden, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, No Neighbours Behind
Roof	Shingle
Construction	Concrete, Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 29th, 2025
Days on Market	42
Zoning	R-G

### Listing Details

Listing Office	The Real Estate District
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