

# \$1,190,000 - 213 Springbluff Boulevard Sw, Calgary

MLS® #A2256160

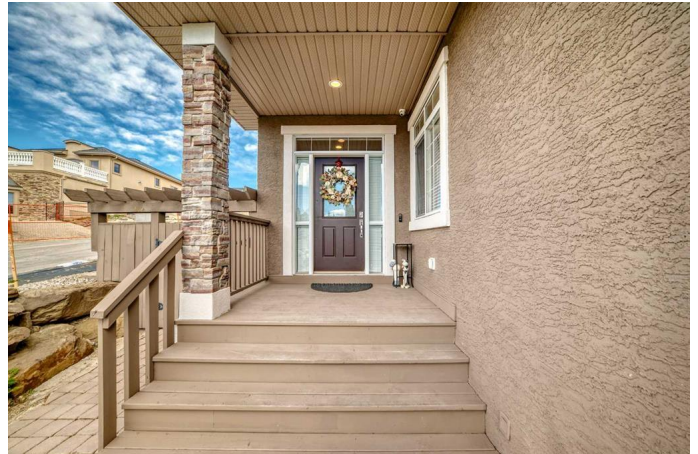
**\$1,190,000**

5 Bedroom, 4.00 Bathroom, 2,312 sqft

Residential on 0.14 Acres

Springbank Hill, Calgary, Alberta

Rarely available, extensively upgraded detached home. The open-concept main floor features a bright living room with large windows, a gourmet kitchen with quartz counters, oversized island, double oven & dishwasher, built-in fruit fridge, and walk-in pantry connecting to the double garage. Additional highlights include ceiling-mounted surround sound and a versatile office. Upstairs offers four bedrooms, including a luxurious primary suite with walk-in closet and spa-inspired 5-pc ensuite. The fully finished basement adds a wet bar, guest suite/office, full bath, gym/media room, and storage. Enjoy a private, terraced backyard with lush landscaping, stone pathways, and garden space—perfect for entertaining or relaxing. The home has undergone multiple significant upgrades, including new high-efficiency furnace(2025) and hot water tank were replaced (2025), and the HVAC system duct cleaning was completed (2025), Front entry stairs freshly painted (2025) , full exterior repaint (2023), epoxy garage floor extended up walls (2023), and a new insulated garage door (2023). Additional features include central air conditioning, a water softener, an automatic irrigation system, and a DVR security system, elevating the overall living quality. Situated in a sought-after school district, close to Griffith Woods School (K&#8201;9), Ernest Manning High School (10&#8201;12), and top private schools including Rundle College and Webber Academy. The mature community also offers



convenient shopping, dining, scenic trails, and easy access to major roads.

Built in 2005

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2256160    |
| Price          | \$1,190,000 |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,312       |
| Acres          | 0.14        |
| Year Built     | 2005        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 213 Springbluff Boulevard Sw |
| Subdivision | Springbank Hill              |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T3H 5R5                      |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                                                                                 |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bookcases, Breakfast Bar, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s), Wet Bar |
| Appliances        | Bar Fridge, Built-In Oven, Built-In Refrigerator, Dishwasher, Double Oven, Dryer, Garage Control(s), Garburator, Gas Range, Washer, Water                                       |

|                 |                                               |
|-----------------|-----------------------------------------------|
|                 | Softener, Window Coverings, Wine Refrigerator |
| Heating         | Fireplace(s), Forced Air                      |
| Cooling         | Central Air                                   |
| Fireplace       | Yes                                           |
| # of Fireplaces | 2                                             |
| Fireplaces      | Gas                                           |
| Has Basement    | Yes                                           |
| Basement        | Finished, Full                                |

## Exterior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Exterior Features | BBQ gas line                                                  |
| Lot Description   | Back Yard, Landscaped, Pie Shaped Lot, Underground Sprinklers |
| Roof              | Asphalt Shingle                                               |
| Construction      | Stucco                                                        |
| Foundation        | Poured Concrete                                               |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 2nd, 2025 |
| Days on Market | 18                |
| Zoning         | R-G               |

## Listing Details

|                |                                             |
|----------------|---------------------------------------------|
| Listing Office | Top Producer Realty and Property Management |
|----------------|---------------------------------------------|

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