



\$ 885,000.00

## 163 SPRINGBLUFF HEIGHTS SW CALGARY

<https://paulbrinton.com>

Welcome to this Beautiful 4 Bedrooms Estate home with Nice landscaped south facing lot in the most sought after community of Springbank Hill. This fully developed gorgeous home features a beautifully updated Kitchen with Granites counters, 9 feet ceiling on the main floor, Professionally developed Basement and over 3500SF of...

- 4 beds
- 4 baths
- Detached
- Residential
- Active

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## BASIC FACTS

**Style:** 2 Storey

**MLS ® #:** A1153228

**Type:** Detached

**Bedrooms:** 4

**Baths Half:** 1

**Status:** Active

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Not a Condo

**Post Updated:** 2021-11-23 19:10:29

**Bathrooms:** 4

**Bedrooms Above Grade:** 4

**Date added:** 10/10/21

**Two Piece Bath:** 1

**Lot size:** 5253 sq ft

**Year built:** 2002

**Parking:** Double Garage Attached, Garage Door Opener, Garage Faces Front, Insulated

## PROPERTY FEATURES

**Garage YN:** Yes

**Fireplace:** 1

**Fireplace Features:** Decorative, Double Sided, Family Room, Gas, Glass Doors, Living Room, Mantle, Tile

**Exterior Features:** Courtyard, Garden, Lighting, Private Yard

**District:** CAL Zone W

**Inclusions:** Basement TV and Stand

**Total Parking:** 4

**Flooring:** Carpet, Ceramic Tile, Laminate

**Community Features:** Park, Schools Nearby, Playground, Street Lights, Shopping Nearby

**Fencing:** Fenced

**Cooling:** None

**Interior Features:** Bookcases, Built-in Features, Closet Organizers, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Pantry, Vinyl Windows, Walk-In Closet(s)



**Lot Features:** Lawn,Low Maintenance Landscape,Landscaped,Many Trees,Street Lighting,Yard Lights

**Heating Type:** Forced Air,Natural Gas

**Roof Type:** Asphalt Shingle

## PROPERTY INFORMATION

**Basement:** Finished, Full

**Laundry features:** Laundry Room, Main Level

**Transaction Type:** For Sale

**Title Land:** Fee Simple

**Rooms Above Grade:** 11

**Construction Materials:**  
Brick,Concrete,Stone,Stucco,Wood Frame

**Foundation:** Poured Concrete

**Appliances:** Electric Oven,Garage Control(s),Gas Range,Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings

**Subdivision Name:** Springbank Hill

**Lot Size Acres:** 0.12

**Restrictions:** None Known

**Levels:** Two

**Zoning:** R-1

**List Price Square Foot:** \$ 362.51

**Photo Count:** 50

**Unit Exposure:** S

**Suite:** No

**Frontage Metres:** 14.42M 47`4"

**Living Area SF:** 2500.60

**Structure Type:** House

**Outbuildings:** None

