

# \$1,795,000 - 220 Springbluff Heights Sw, Calgary

MLS® #A2252909

**\$1,795,000**

4 Bedroom, 4.00 Bathroom, 2,939 sqft

Residential on 0.14 Acres

Springbank Hill, Calgary, Alberta

Breathtaking Mountain Views, Exceptional Design! Perched atop a scenic ridge, this stunning Baywest two-storey walkout offers jaw-dropping views that stretch to the horizon and an extraordinary landscaping package. With over 4,000 sq. ft. of luxurious living space, this home is a masterpiece of craftsmanship and comfort. The main floor boasts an open-concept layout, featuring a gourmet chef's kitchen with granite countertops, maple hardwood flooring, 9' ceilings, designer lighting, and expansive windows that bathe the space in natural light. Step outside to an oversized deck, seamlessly extending your living space to the great outdoors. Upstairs, the primary retreat features vaulted ceilings, a spacious walk-in closet, and a serene 5-piece en suite spa bathroom. Two additional bedrooms, a 4 piece bath, and a generous Bonus Room complete the upper level. The professionally finished walkout basement includes a media and entertainment area, butler's bar, flex space currently set up for wine tastings, a fourth bedroom, full bath, and access to zen-inspired terraces—your private sanctuary. Recent updates include a luxurious hot tub just outside the walkout level and a custom outdoor drip watering system for effortless plant care.

Additional features include in-floor heating, air conditioning, whole-home automation, built-in speakers, and an oversized 25 foot wide "two-and-a-half" car garage with heated epoxy



floors. Whether you’re entertaining guests or enjoying peaceful moments with the Rocky Mountains as your backdrop, this home offers a rare blend of elegance, comfort, and natural beauty. Prepare to fall in love.

Built in 2010

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2252909    |
| Price          | \$1,795,000 |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,939       |
| Acres          | 0.14        |
| Year Built     | 2010        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 220 Springbluff Heights Sw |
| Subdivision | Springbank Hill            |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T3H 5B8                    |

**Amenities**

|                |                                                             |
|----------------|-------------------------------------------------------------|
| Parking Spaces | 4                                                           |
| Parking        | Double Garage Attached, Heated Garage, Insulated, Oversized |
| # of Garages   | 2                                                           |

**Interior**

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Interior Features | Bar, Granite Counters, High Ceilings, No Animal Home, No Smoking Home |
|-------------------|-----------------------------------------------------------------------|

|                 |                                                                                         |
|-----------------|-----------------------------------------------------------------------------------------|
| Appliances      | Built-In Oven, Central Air<br>Cooktop, Garage Control(s)<br>Range Hood, Refrigerator, W |
| Heating         | In Floor, Forced Air, Natural G                                                         |
| Cooling         | Central Air                                                                             |
| Fireplace       | Yes                                                                                     |
| # of Fireplaces | 1                                                                                       |
| Fireplaces      | Gas, Living Room                                                                        |
| Has Basement    | Yes                                                                                     |
| Basement        | Finished, Full, Walk-Out                                                                |



## Exterior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Exterior Features | Balcony, Fire Pit                                             |
| Lot Description   | Landscaped, Low Maintenance Landscape, Rectangular Lot, Views |
| Roof              | Asphalt Shingle                                               |
| Construction      | Stone, Stucco, Wood Frame                                     |
| Foundation        | Poured Concrete                                               |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 2nd, 2025 |
| Days on Market | 45                  |
| Zoning         | R-G                 |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | MaxWell Capital Realty |
|----------------|------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.