

# \$1,850,000 - 220 Springbluff Heights Sw, Calgary

---

MLS® #A2226776

**\$1,850,000**

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 two-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® #	A2226776
Price	\$1,850,000
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 Cooktop, Garage Control(s) 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	June 4th, 2025
Days on Market	80
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.