



Calgary-C-Springbank Hill
208 SPRINGBLUFF Boulevard SW

LP \$ 1,179,000
MLS #: C3529833

Status:	Active	Type:	Residential Detached Single Family
DOM:	97	Style:	2 Storey
Rms Abv Gd:	6	Year Built:	2006
Bedrms:	Above: 3/Ttl: 4	Basement:	Walkout, Full
Full/Half Baths:	3/1	Bsmnt Dev:	Fully Finished
Tot Flr SqFt:	2700.69	Total Sq M:	250.9

Welcome to the exclusive community of Springbank Hill where the valley rolls and the pathways are continuous. This great home has just under 3600 sq ft of living quarters featuring an open veranda leading to gleaming hardwood floors, 4 bedrooms, Updated washrooms with granite and additional sinks. This open floor plan comes complete with custom built-ins, fully developed lower level leading to your hot tub spa area and a large pie shaped back yard with low maintenance landscaping. This executive home also features a large Triple car garage updated aggregate finished driveway and as you enter the the home there amazing mountain views all 3 levels..call now to view. Enjoy the HD Video Link

Directions:

Virtual Tour: <http://www.platinumhd.tv/theatre/208-spring-bluff-boulevard-s> Brochure: <http://www.platinumhd.tv/theatre/208-spring-bluff-boulevard-spr>

	<u>1Pc</u>	<u>2Pc</u>	<u>3Pc</u>	<u>4Pc</u>	<u>5Pc</u>	<u>6Pc</u>	Poss:08/03/12 Neg		<u>Level</u>	<u>Mtr2</u>	<u>SqFt</u>
Full Baths:	0	1	0	2	0	0	Occupancy: Seller		Main:	131.6	1416.54
Enst Baths:		0	0	0	1	0			Uppr:	119.3	1284.15
Addl Rms:	Finish Levels: 3						Garage Dim:		AbGd:	250.9	2700.69
Fin Fpl/Rgh:	2/	Fplc Fuel: Gas Only					Elem Schl:	Battallion Park K-6	Lowr:	75.8	815.91
Fireplace:	Glass Door						Middle Schl:	AE Cross 7-9	BIGd:	75.8	815.91
Parking:	Triple Garage Attached						High Schl:	Ernest Manning High School	Total A.G:	250.9	2,700.69

Living Room:	5.5x4.6	M	Master Bdrm:	4.8x4.6	U	
Dining Room:	3.6x3.0	M	Bedrm 2:	3.6x3.0	U	Recreation R6.8x6.4 L
Kitchen:	5.1x2.6	M	Bedrm 3:	4.3x3.0	U	
Family Room:			Bedrm 4:	4.5x3.3	L	
Den:			Loft	4.6x2.3	U	

Bonus Room:

Flooring:	Ceramic Tile, Hardwood, Wall to Wall Carpet	Foundation:	Concrete
Construct:	Wood Frame	Heat Type:	Forced Air-2, In Floor Heat System
Roof:	Asphalt Shingles	Heat Fuel:	Natural Gas
Exterior:	Stucco	Remodel:	
Site Influen:	No Back Lane, View Mountain, Golf Nearby, Low Maintenance Landscape, Playground Nearby, Shopping	Features:	Air Conditioning-Central, Deck, Ceiling 9 ft., Detectors Smoke, Carbon Monoxide Detectors, Hot Tub, Patio, Porch, Sprinkler System-Underground, Wall Unit-Built-In
Goods Incl:	Refrigerator, Stove-Electric, Oven-Microwave, Air Conditioning-Central, Dishwasher-Built-In, Microwave Hood Cover, Garage Opener-2 Control, Vacuum System Attachments, Washer, Dryer, Window Coverings-All	Amenities:	
		Restrict:	N-KNW
		Goods Excl:	

Warranty: None
Front Exposure: NE

Prop Class:	Single Family	Condo/HOA:	Condo:	HOA:
Condo Name:		Condo/HOA Incl:		
Prk Encl/TTL:	3/6			
Reg Size:				

Total Lot M2:	1044.0	Lot Dimen:	
Frontage:	24.2	Lot Shape:	Irregular
Depth:	58.2	Zoning:	R-1
Conform:		Front Expos:	NE
	Cnform Yr:		

Mortgage:	\$0	Cash Down:	
Payments:		Due:	
Rate:		Lender:	
Taxes:	\$ 6,064 - 2011	Local Improve	