



Calgary-C-Springbank Hill
56 SPRINGBLUFF Lane SW

LP \$ 899,000
MLS #: C3546614

Status:	Active	Type:	Residential Detached Single Family
DOM:	0	Style:	Bungalow
Rms Abv Gd:	4	Year Built:	2005
Bedrms:	Above: 1/Ttl: 4	Basement:	Full, Walkout
Full/Half Baths:	3/1	Bsmnt Dev:	Fully Finished
Tot Flr SqFt:	1574.77	Total Sq M:	146.3
			New Construction: N

This spectacular bungalow is positioned on a quiet cul-de-sac with over 2800 square feet of living quarters. The home offers breath taking 180 degree panoramic views of the valley and Rocky mountains from both levels in the home. This fantastic open floor plan includes hardwood floors, 10 foot ceilings, granite counters with stainless steel appliances and maple cabinetry. The home features 4 bedrooms and 3.5 washrooms with the master suite on the upper level and an additional 3 large bedrooms on the lower level supported with 2 washrooms and a great family room to entertain. The fully developed walkout basement features heated tile flooring and a wall of windows allowing plenty of natural light. Cozy up to the fireplaces with custom built-ins for those cool winter evenings. Step out on to your private deck to the soothing hot tub capturing those amazing views as you relax from a long day on the slopes.

Directions:

Virtual Tour:

Brochure:

	<u>1Pc</u>	<u>2Pc</u>	<u>3Pc</u>	<u>4Pc</u>	<u>5Pc</u>	<u>6Pc</u>	Poss:01/02/13		<u>Level</u>	<u>Mtr2</u>	<u>SqFt</u>
Full Baths:	0	1	1	1	0	0	Occupancy:	Seller	Main:	146.3	1574.77
Enst Baths:		0	0	0	1	0			Uppr:		
Addl Rms:							Garage Dim:		AbGd:	146.3	1574.77
Fin Fpl/Rgh:	2/						Elem Schl:		Lowr:	129.0	1388.56
Fireplace:							Middle Schl:		BIGd:	129.0	1388.56
Parking:							High Schl:		Total A.G:	146.3	1,574.77

Living Room:	5.34x4.75	M	Master Bdrm:	4.71x4.23	M
Dining Room:	4.37x3.99	M	Bedrm 2:	3.67x3.44	L
Kitchen:	5.2x3.5	M	Bedrm 3:	4.1x3.96	L
Family Room:	5.3x4.75	L	Bedrm 4:	5.0x3.50	L

Den:

Bonus Room:

Flooring:	Hardwood, Non-Ceramic Tile, Carpet	Foundation:	Concrete
Construct:	Wood Frame	Heat Type:	Forced Air-1
Roof:	Asphalt Shingles	Heat Fuel:	Natural Gas
Exterior:	Stone, Stucco	Remodel:	
Site Influen:	Cul-De-Sac, Fenced, No Back Lane, No Through Road, Playground Nearby, Schools, View, View Mountain, River	Features:	Broadloom-Upgraded, Ceiling 10 ft., Deck, Detectors Smoke, No Smoking Home, Patio, Vaulted Ceiling, Wall Unit-Built-In, Wet Bar, Hot Tub, Sprinkler System-Underground
Goods Incl:	Refrigerator, Stove-Countertop Gas, Dishwasher-Built-In, Fan-Ceiling, Microwave Hood Cover, Garage Opener-2 Control, 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:	2/2			
Reg Size:				

Total Lot M2:	491.0	Lot Dimen:	
Frontage:	13.8	Lot Shape:	Rectangular
Depth:		Zoning:	R-1
Conform:		Front Expos:	NE
	Cnform Yr:		

Mortgage:	\$0	Cash Down:	
Payments:		Due:	
Rate:		Lender:	
Taxes:	\$ 4,371 - 2012	Local Improve	