



Calgary-C-Springbank Hill  
285 SPRINGBLUFF Heights SW

LP \$ 719,000  
MLS #: C3556933

Status: **Active** Type: Residential Detached Single Family  
 DOM: 0 Style: Bungalow  
 Rms Abv Gd: 5 Year Built: 2003  
 Bedrms: Above: 1/Ttl: 3 Basement: Full  
 Full/Half Baths: 2/1 Bsmnt Dev: Fully Finished  
 Tot Flr SqFt: 1583.38 Total Sq M: 147.1

**\*\*OPEN HOUSE Saturday March 9th 2-4:30pm\*\*** This spectacular executive style bungalow home on a quiet entrance to a cul-de-sac features over 2500 square feet of living quarters and offers privacy. The fantastic 10 ft ceiling open floor plan includes hardwood floors, a gourmet kitchen with stainless steel appliances and custom cabinetry. The home features a wonderful master bedroom with 5 piece, large open en suite and large walk in closet along with 2 other large bedrooms in the lower level. Completely developed lower level with wet bar, games area with lots of natural light with large windows at grade level. Located only minutes to the new West LRT with 15 minutes to downtown, Aspen and West Hills Shopping centres, Webber Academy, Rundle Academy, as well as a selection of elementary, junior and high schools. There are all kinds of pathways and parks throughout the community including the modern facilities of the Westside Recreation Centre

Directions:

Virtual Tour:

Brochure:

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc	Poss:04/30/13 Neg	Level	Mtr2	SqFt
Full Baths:	0	1	0	1	0	0	Occupancy: Seller	Main:	147.1	1583.38
Enst Baths:		0	0	0	1	0		Uppr:		
Addl Rms:	Finish Levels: 2						Garage Dim:	AbGd:	147.1	1583.38
Fin Fpl/Rgh:	2/	Fplc Fuel: Gas Only					Elem Schl:	Lowr:	93.7	1008.59
Fireplace:	Mantle						Middle Schl:	BIGd:	93.7	1008.59
Parking:	Double Garage Attached						High Schl:	Total A.G:	147.1	1,583.38

Living Room:	5.4x4.9	M	Master Bdrm:	3.9x4.3	M
Dining Room:	2.7x3.6	M	Bedrm 2:	3.6x3.4	L
Kitchen:	2.7x3.6	M	Bedrm 3:	4.1x3.9	L
Family Room:	5.4x4.9	M	Bedrm 4:		
Den:			Breakfast Nook	3.9x3.2	M

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:	Stucco, Stone	Remodel:	
Site Influen:	Fruit Trees/Shrubs, Golf Nearby, Landscaped, No Back Lane, Playground Nearby, Park/Reserve, Private Setting,	Features:	Air Conditioning-Central, Ceiling 10 ft., Closet Organizers, Deck, Detectors Smoke, Patio, Porch, Vinyl Windows, Wall Unit-Built-In, Wet Bar, Sprinkler System-Underground
Goods Incl:	Refrigerator, Stove-Electric, Dishwasher-Built-In, Microwave Hood Cover, Garage Opener-2 Control, Air Conditioning-Central, Dryer, Washer, Window Coverings-All	Amenities:	
		Restrict:	EASE, R-COV, UTILR
		Goods Excl:	

Warranty: None  
Front Exposure: NW

Prop Class:	Single Family	Condo/HOA:	Condo:	HOA:
Condo Name:		Condo/HOA Incl:		
Prk Encl/TTL:	2/4			
Reg Size:				

Total Lot M2:	580.0	Lot Dimen:	
Frontage:	14.1	Lot Shape:	Rectangular
Depth:	43.6	Zoning:	R-1
Conform:		Front Expos:	NW
	Cnform Yr:		

Mortgage:	\$0	Cash Down:	
Payments:		Due:	
Rate:		Lender:	
Taxes:	\$ 3,569 - 2012	Local Improve	