

DEXTER/CO

LUXURY REAL ESTATE



# FAMILY HOME IN THE HILLS

122 SPRINGBLUFF BLVD SW  
CALGARY, AB  
COMMUNITY OF SPRINGBANK HILL

exp<sup>®</sup>  
REALTY

LUXURY

# PROPERTY SPECS

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5 BD 3.5 BA 4,005 SF

- 4 BEDROOMS ABOVE GRADE
- THREE-CAR ATTACHED GARAGE
- FULLY DEVELOPED WALK-OUT BASEMENT
- ROCKY MOUNTAIN VIEWS
- SOUTH FACING BACKYARD
- NEW RENOVATIONS & UPDATES THROUGHOUT

# PROPERTY STATS

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PROPERTY TYPE	TWO-STOREY
YEAR BUILT	2011
TOTAL DEVELOPED SF	4,005
ABOVE GRADE SF	2,861
LOT SIZE	4,618 SF



# SWEEPING MOUNTAIN VIEWS. ELEVATED FAMILY LIVING.

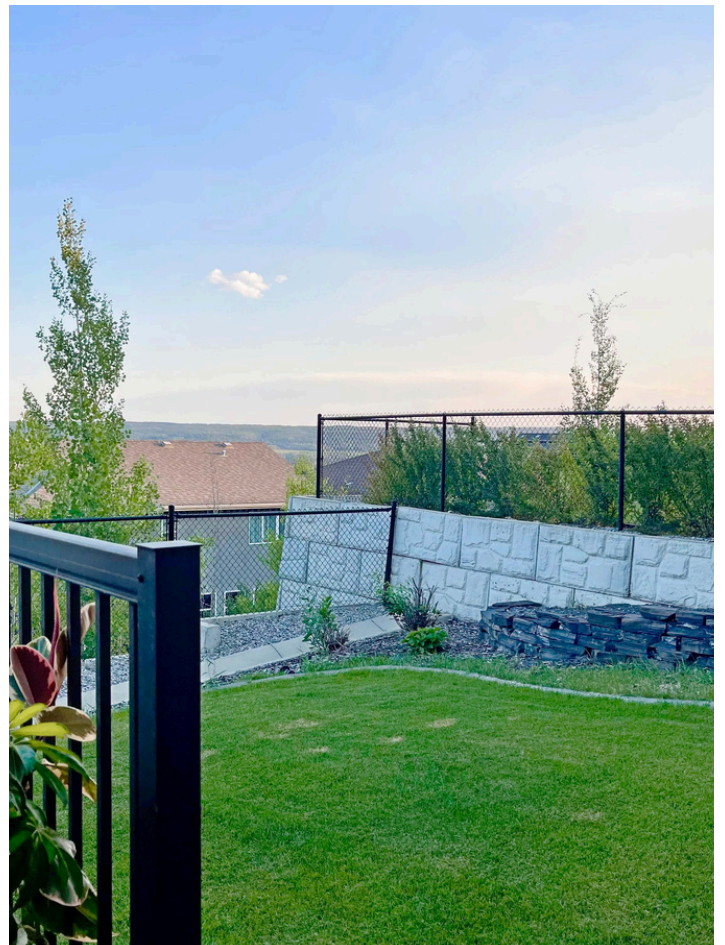
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Thoughtfully designed to maximize the rear South exposure and Rocky Mountain views, this home is a timeless masterpiece!

## KEY FEATURES:

- Sun-drenched South exposure with Rocky Mountain views
- Professional grade landscaping with Irrigation
- Walk-out basement



# YOU HAVE ARRIVED

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From the moment you step inside, light-filled spaces & open sight lines create an inviting atmosphere, blending style with effortless functionality.

## KEY FEATURES:

- Inviting front entrance designed for every day convenience
- Spacious foyer with coat closet, perfect for welcoming guests
- Open-concept front flex room - ideal for music room, office, or formal sitting area
- Meticulously cared for hardwood floors
- Fresh neutral paint throughout





# WELL-APPOINTED MODERN KITCHEN

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Thoughtfully designed to maximize storage, style, & functionality, this kitchen will truly serve as the heart of your home!

## KEY FEATURES:

- Granite counter tops complement rich espresso wood cabinetry for a sophisticated, modern look
- Stainless steel appliance package including a LG refrigerator, gas range & built-in microwave, Fotile range hood, & Bosch dishwasher
- Expansive island with large double-bowl undermount sink & garburator
- Floor to ceiling cabinetry on one side pairs with a butler's pantry, offering abundant storage & refined functionality
- Modern designer pendant lighting









## REFINED GATHERING SPACE

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A bright & inviting retreat designed for relaxation or entertaining, this living room is the perfect place to unwind, enjoy your favourite show or simply soak in the natural light & views.

### KEY FEATURES:

- Elegant gas fireplace with tiled facade & a rich espresso wood accents
- TV wall with included TV for effortless entertainment
- Comfortable sitting area designed for conversation & relaxation
- Large windows capturing sunrise, sunsets & filling room with natural light



# MAIN FLOOR AUXILIARY SPACES

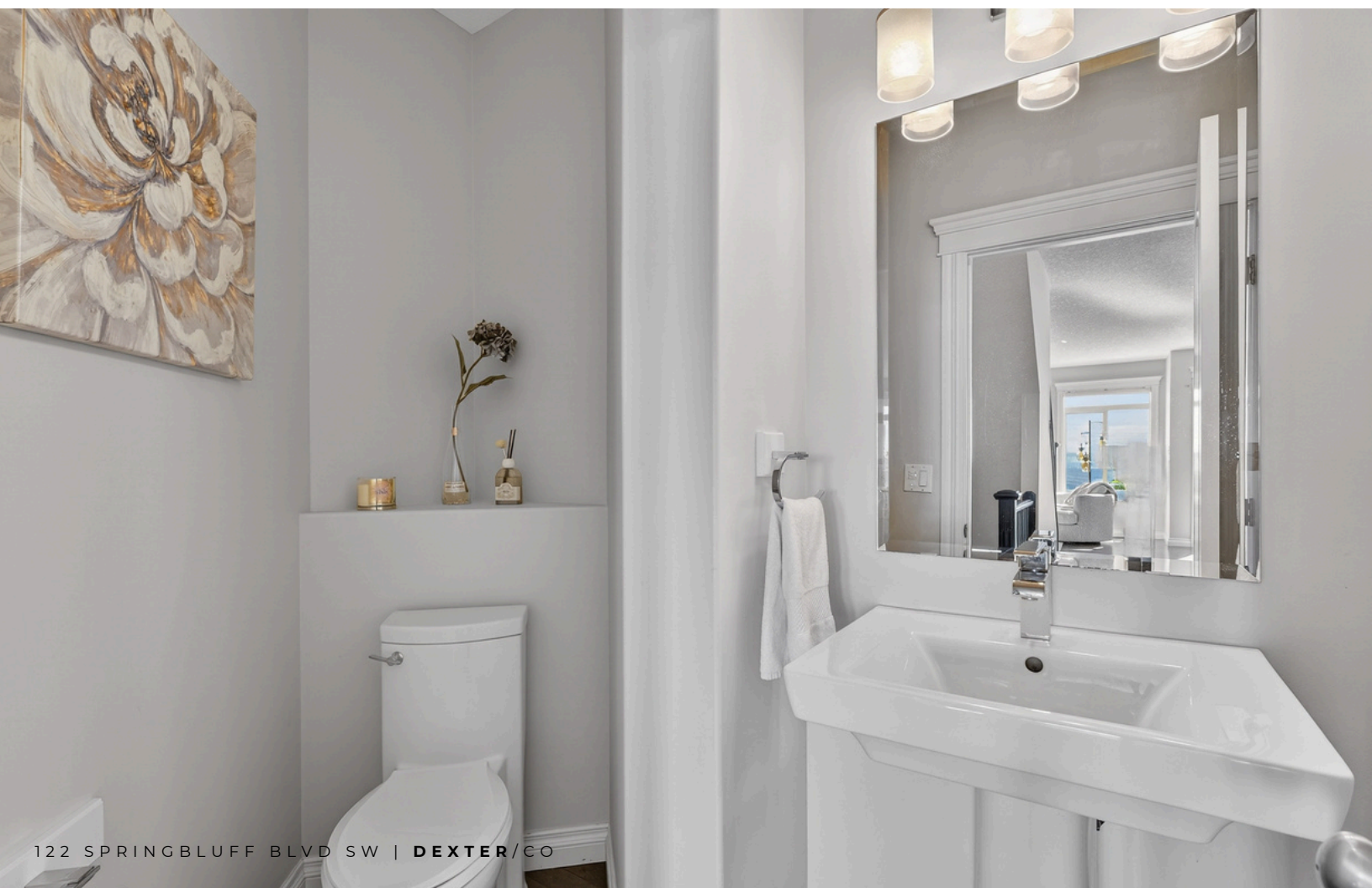
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Enhancing the flow and versatility of the home, the main floor offers thoughtfully designed spaces that balance everyday living with elevated lifestyle. From a flexible entrance area to a spacious mudroom. Every space supports comfort, organization and lifestyle needs.

## KEY FEATURES:

- Flexible entrance space utilizable as a home office, music room, or cozy seating area, immediately welcoming you & your guests
- Spacious mudroom with a walk-in closet, bench seating with coat hooks & direct garage access for painless grocery unloading
- Walk in pantry with built in drawers & shelving for easy appliance storage
- Coffee nook with granite countertops & space for two beverage fridges, as well as a broom closet
- Oversized garage with plenty of depth for large trucks & additional wall storage storage options
- Private half bath, great for dinner guests





# PRIMARY SUITE SANCTUARY

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Escape to your primary suite, a luxurious retreat designed for relaxation, comfort, & everyday indulgence. Whether its waking up to Rocky Mountain views or winding down after a long day, this space has you covered!

## KEY FEATURES:

- Large South facing windows with sweeping views fill the suite with an abundance of light
- Expansive space comfortably accommodates a king sized bed, seating area, & dresser
- Spa-inspired 6 piece ensuite containing large his & her vanities with granite countertops, & large mirrors with sconce lighting
- Built-in jetted soaker tub with textured grey tile surround, accentuated by a window that brings in natural light
- Large shower with bench seating, fully tiled walls with a built-in niche, all enclosed behind a glass wall and door
- Large walk-in closet with plenty of storage for all your everyday essentials









# UPPER-LEVEL SLEEPING QUARTERS

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Bright, spacious, & thoughtfully designed, the upper-level bedrooms are perfect for a growing family!

## KEY FEATURES:

- Three spacious bedrooms, each with abundant natural light & flexible layouts for rest, study, or personal hobbies
- Generous closet space, including a walk-in in the largest bedroom, keeping personal items stored with ease
- Full 4-piece bathroom with granite countertops & a large vanity mirror, in addition to a tub /shower combination, offering both style & functionality
- Electronically controlled window coverings







## UPPER-LEVEL AUXILIARY SPACES

Bright & functional, this level blends practical family living with effortless style. The flex room, laundry, & storage areas are designed to be both elegant & highly usable.

### KEY FEATURES:

- Oversized flex room with a vaulted ceiling, Rocky Mountain views, & South-facing windows
- Conveniently located laundry room equipped with LG washer & dryer
- Hallway linen closet providing easy access to towels, bedding, & daily essentials
- Flexible layout connecting shared spaces while maintaining a sense of openness







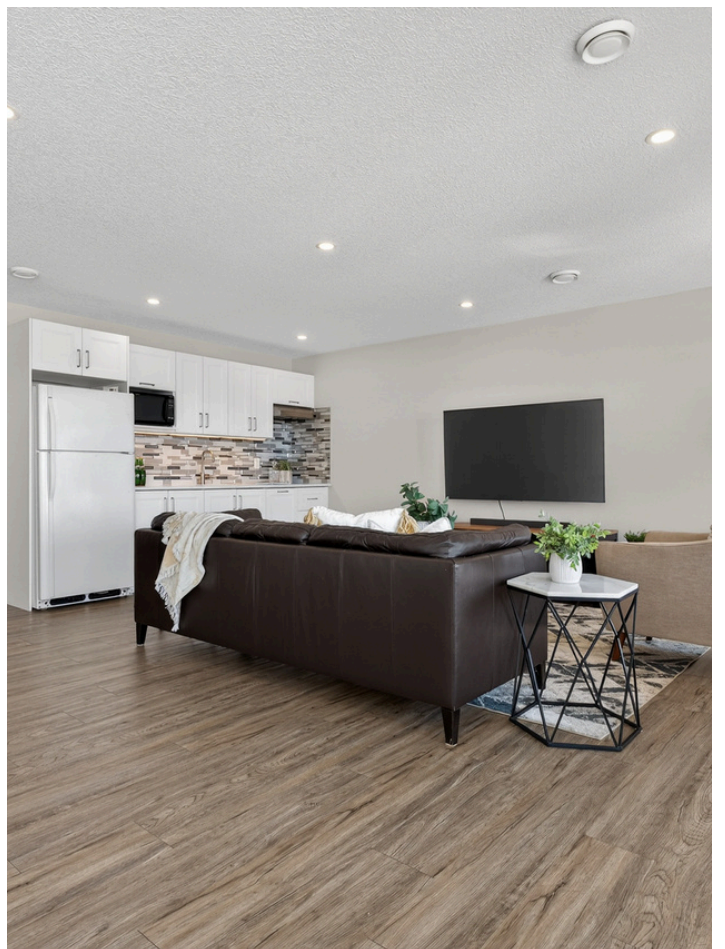
## WALK-OUT LIVING & ENTERTAINING

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This lower level offers an open & inviting space designed for relaxation and hosting. With a wet bar, media area, & seamless walk-out access to a covered deck, it's perfect for entertaining new friends, family game night, or taking in fresh air & views.

### KEY FEATURES:

- Walk-out basement with covered deck, seamlessly blending indoor & outdoor entertaining
- Open living & play area with space for lounging, arts & crafts, movie night, or anything else your family enjoys doing together!
- Wet bar with stainless steel sink, fridge, microwave, as well as soft close drawers & cabinetry
- Easy conversion for live in suite for elder family members
- Large windows & recessed lighting, filling the basement with light
- 8-foot ceilings create an open & comfortable atmosphere







# LOWER-LEVEL AUXILIARY SPACES

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Beyond the entertainment areas, this lower level is equipped for everyday living, productivity, & privacy. With a legal bedroom, dedicated office, storage, & full bathroom, it functions as a self-contained retreat for family or guests.

## KEY FEATURES:

- Spacious bedroom with built-in closet contains ample space, suitable for a queen sized bed, a dresser
- Bathroom with modern Quartz counter tops, large vanity mirror & a shower/tub combo
- Dedicated office space perfect for working from home, studying, or setting up a hobby workshop
- Large well-organized utility closet allowing space for future home enhancements or organizational needs





# RECENT RENOVATIONS & UPGRADES

- Furnace
- Air conditioning unit
- Refrigerator
- Washer & dryer
- Microwave
- Range hood
- Garage door opener
- Second-floor hardwood flooring to replace all carpeted areas
- Interior walls painted top to bottom
- Lower level Wet bar & cabinetry
- Lower level Roman blinds
- Additional space in lower level developed to add office.
- Thermostat
- New toilet
- Main level deck repair & extension
- Garage door panel replaced & painted



# MAIN LEVEL FLOORPLAN



MAIN-LEVEL  
1,214 SF

# UPPER LEVEL FLOORPLAN

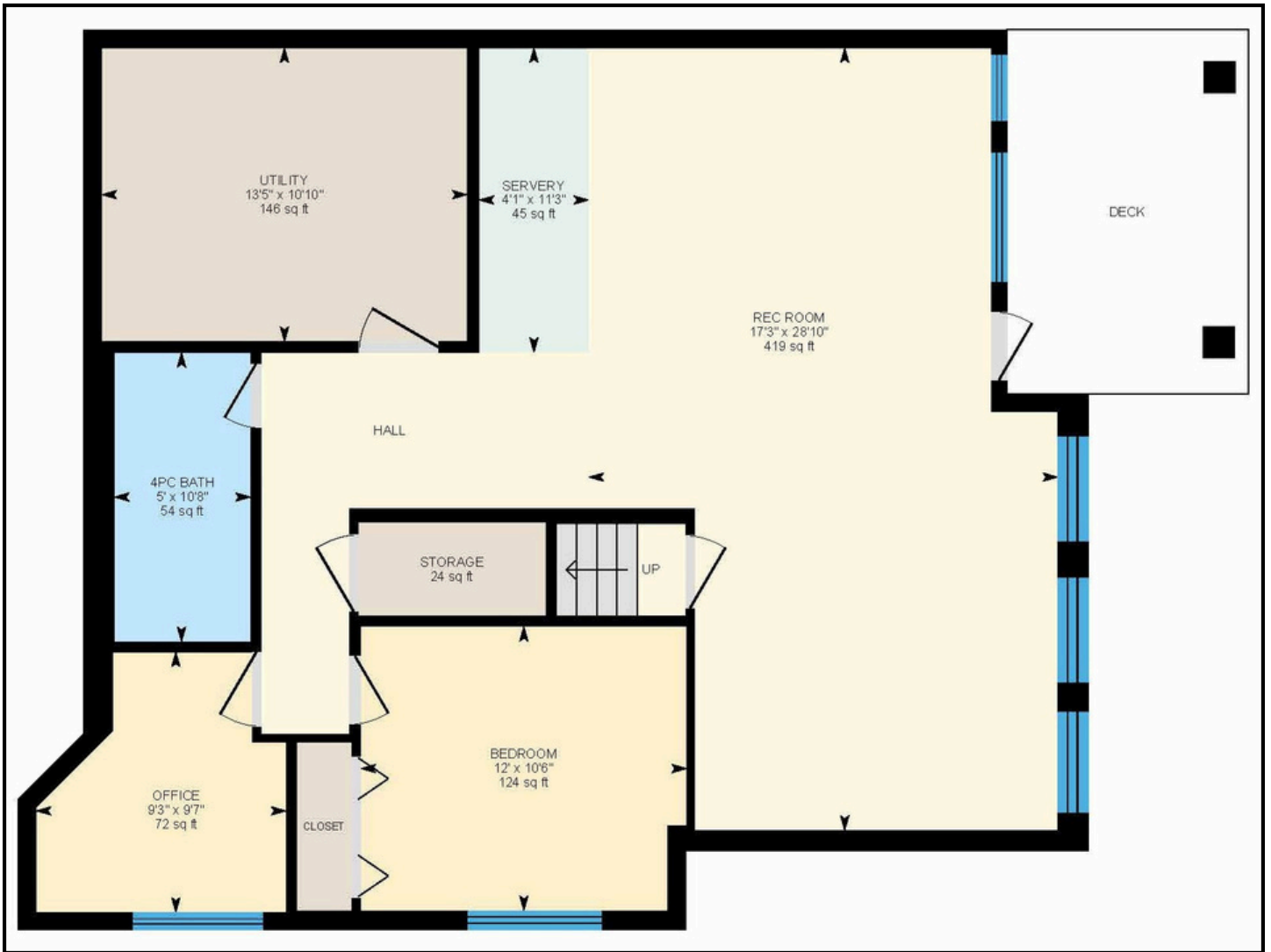
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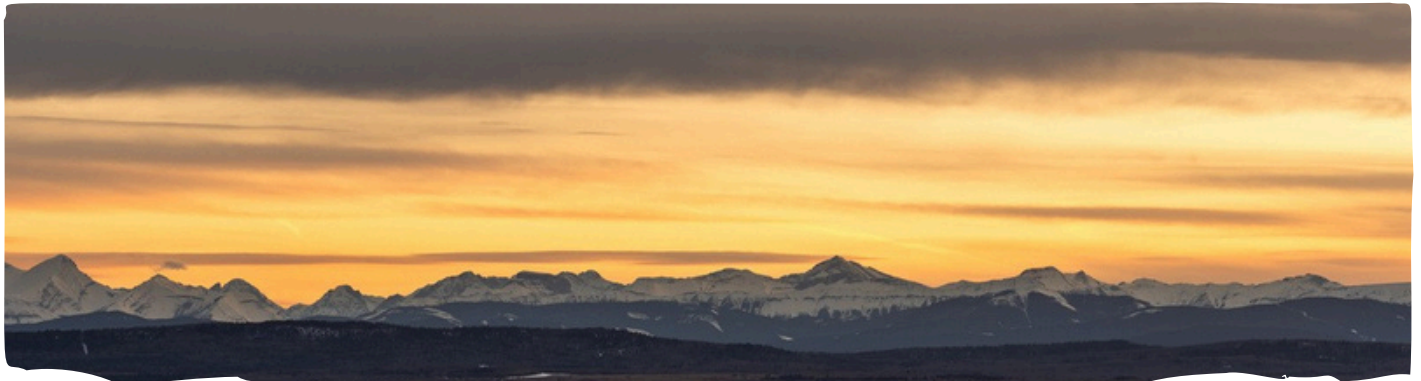
UPPER-LEVEL  
1,646 SF

# LOWER LEVEL FLOORPLAN

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LOWER-LEVEL  
1,144 SF



# COMMUNITY OF SPRINGBANK HILL



Perched on Calgary’s western edge, Springbank Hill is one of the city’s most sought-after communities, offering an exceptional blend of natural beauty and urban convenience. Known for its rolling terrain and stunning Rocky Mountain views, the neighborhood provides a serene atmosphere while remaining closely connected to key amenities.

Residents enjoy quick access to Aspen Landing Shopping Centre, Westhills Towne Centre, and Signal Hill Centre, making everyday errands and weekend outings effortlessly convenient. With downtown Calgary only 20 minutes away, commuting and city access are both easy and efficient.

Springbank Hill is particularly renowned for its proximity to top-rated schools, including Webber Academy, Rundle College, and Ernest Manning High School. This makes the area highly desirable for families seeking strong educational opportunities within a safe and welcoming environment.

The community features a mix of sprawling estate homes, beautifully landscaped properties, and modern architectural designs. Its elevated streets and generous green spaces create a sense of openness and prestige, contributing to the neighborhood's distinct character.



Active living is central to Springbank Hill, with nearby amenities such as the Westside Recreation Centre, the Elbow Valley pathway system, and access to the trails of Griffith Woods Park. Whether enjoying fitness facilities, cycling routes, or nature walks, residents have endless ways to stay engaged outdoors.



For day-to-day living, the area offers boutique shopping, fitness studios, cozy cafés, and exceptional dining options. With its picturesque scenery, refined atmosphere, and unmatched convenience, Springbank Hill delivers an elevated lifestyle in one of Calgary's premier residential settings.



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