

252 Springbluff Bay, SW



Springbank Hill



Showcasing panoramic views, rich hardwood floors and a gas fireplace framed by a beautiful mantle, this great room is a comfortable space for both entertaining & everyday living with attractive built-in storage and built-in sound system.



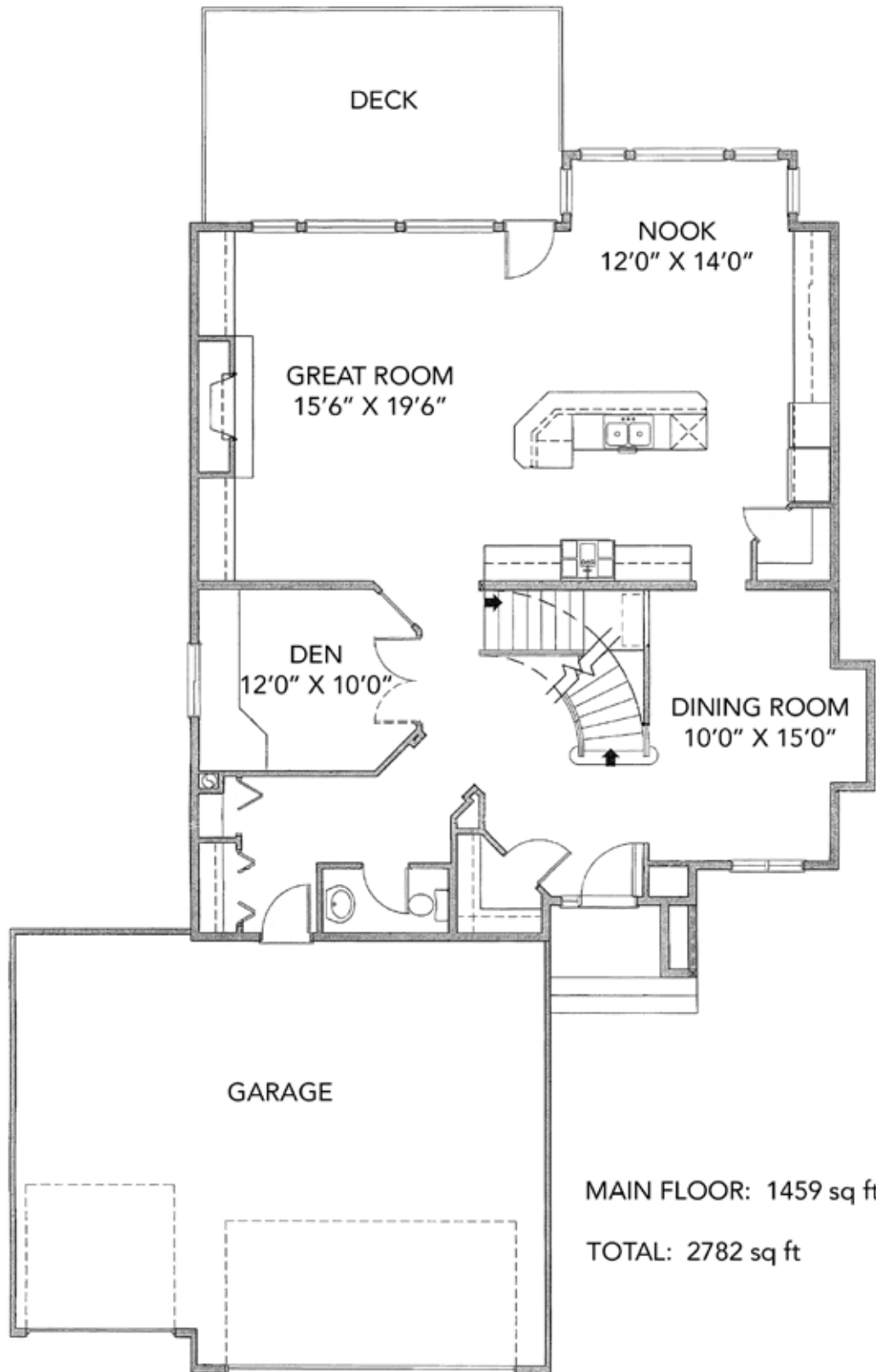
Enjoy amazing views from all levels of Griffiths Woods and the majestic Rocky Mountains beyond.



Granite countertops, gleaming hardwood floors, plenty of storage in maple cabinetry, a large center island with raised breakfast bar and easy-care tile backsplash ensure that this kitchen will delight the chef in your home!

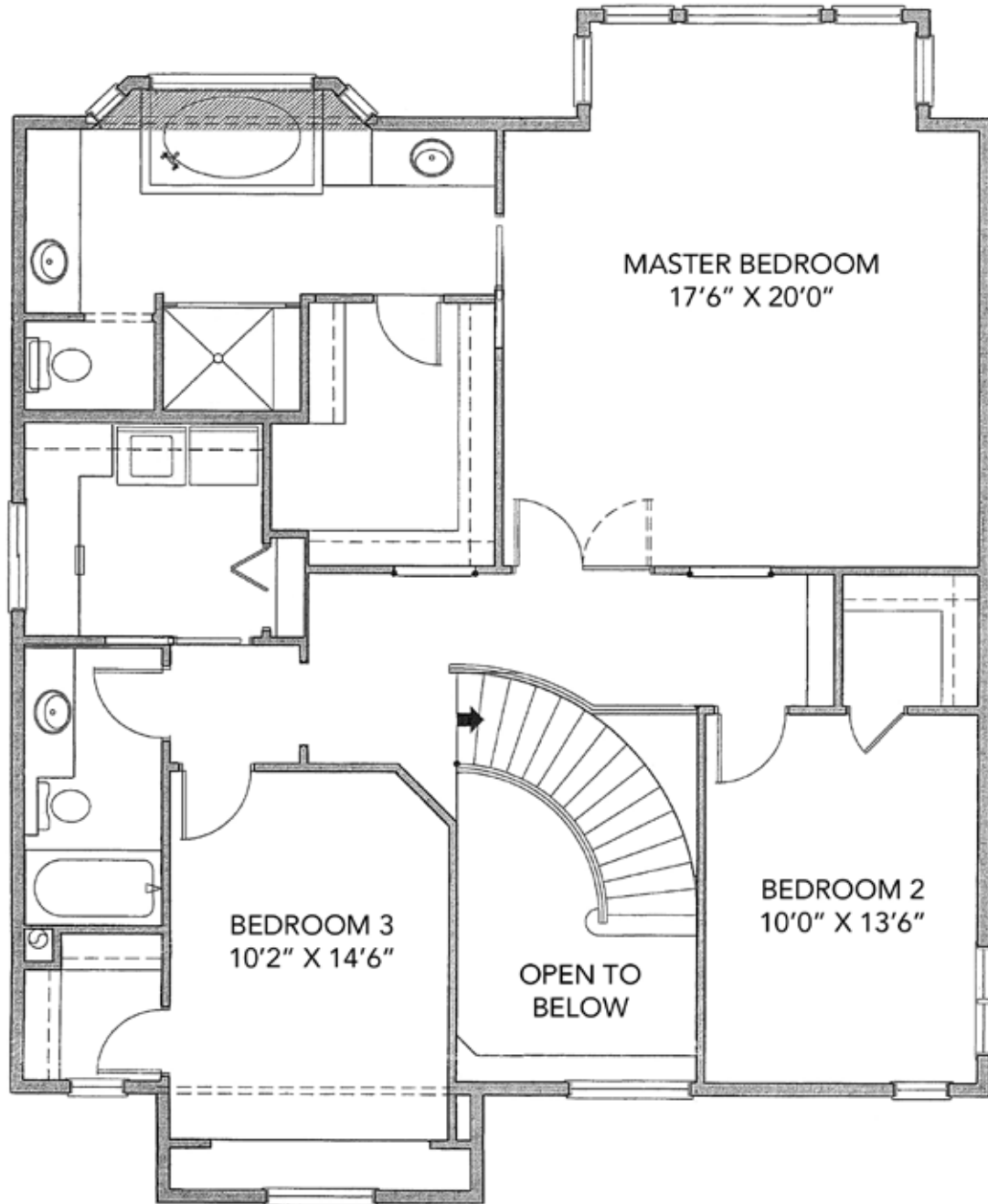


Enjoy casual dining in this fabulous oversized breakfast nook which invites you to set your gaze onto the spectacular views! A French door leads onto a large deck complete with natural gas line.



MAIN FLOOR: 1459 sq ft

TOTAL: 2782 sq ft



UPPER FLOOR: 1323 sq ft

District:	C065 - Springbank Hill		
Legal:	Plan 0210538 Block 16 Lot 4	Rooms:	7/3 with Den +1
Zoning:	R-1	Taxes:	\$5294 (2010)
Occupancy:	Seller	Year Built:	2005

Style:	2 Storey with Walkout	PRICE:	\$995,000
Lot:	54' x 139' (16.46m x 42.36m)	Downpayment:	\$995,000
Size:	2782 SqFt (258.46 m2)	Front Exposure:	Northeast
(Lower):	1158 SqFt (107.58 m2)	Landscaped:	Yes
Flooring:	Hardwood, carpet, tile	Fenced:	Yes
Heating:	Forced-Air (2)	Exterior:	Stucco, stone
Fireplace:	Yes (1) gas-fuelled	Possession Date:	60 days/negotiable

Main Level:		Upper Level:	
Dining Room:	10'0" x 15'0"	Master Bedroom:	17'6" x 20'0"
Kitchen:	Island-style	Bedroom 2:	10'0" x 13'6"
Breakfast Nook:	12'0" x 14'0"	Bedroom 3:	10'2" x 14'6"
Great Room:	15'6" x 19'6"	Rec Room (bsmt):	16'0" x 19'6"
Den:	12'0" x 10'0"	Games Room (bsmt):	18'0" x 23'6"
		Bedroom 4 (bsmt):	9'6" x 14'4"
Bathrooms:	(4) 1 - 2 piece, 1 - 3 piece, 1 - 4 piece, 1 - 6+ piece ensuite		
Basement:	Walkout: fully finished with a rec room, games area with wet bar, 4th bedroom and full bath		
Parking:	Triple attached garage with remote door access		

Included in Price:

Stainless steel kitchen appliances to include: GE gas countertop range with center grill, GE Monogram industrial-style hood-fan, Kitchenaid SxS with ice & water, GE Monogram microwave, GE built-in self-cleaning convection oven; also included are all window coverings, vacuum system & all attachments, (2) garage door openers with (3) remotes, alarm system, lawn sprinkler system, white Maytag washer & dryer, (2) air conditioners, water softener, wet bar appliances: GE white dishwasher & Kenmore fridge, TV in the main level great room

Exclusions: hot-tub

Remarks:

Unbelievable views of Griffiths Woods and the Rocky Mountains beyond are yours to enjoy in this beautiful 2782 SqFt home with developed walkout and a South rear yard. This home was designed with entertaining in mind! The main floor features a spacious formal dining room, impressive island-style kitchen with hardwood floors, granite counters & stainless steel appliances and an impressive breakfast nook featuring a wall of windows framing amazing views. Also on the main: a dramatic great room with a gas fireplace offset by an eye-catching mantle and windows framing more views, a spacious den with built-in desk and a convenient powder room. Upstairs you will find a gracious master bedroom suite with Southwest views, a walk-in closet and ensuite with his & her vanities, deep soaker tub and 2 person shower. Also upstairs, there are 2 additional bedrooms, a full bath and separate laundry. Take the party downstairs to the walkout level which features a large rec room and adjoining games area with a wet bar. Entertain outdoors in the warmer months on a large main level deck with glass surround, or on the walkout level patio: either way, guests are sure to be impressed by the sweeping views! A triple attached garage completes this package. Panoramic views combine with a luxurious executive abode to create the home of your dreams!

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