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SAM

SPRINGBANK HILL



274

SPRINGBLUFF BAY, SW

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HOUSE OF REAL ESTATE

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Your dinner guests will be delighted by this gorgeous dining room which has plenty of space for a large dining set and convenient hutch niche. This sun-filled room is graced with gleaming cherry hardwood flooring and two full walls of windows.



The stunning floor-ceiling windows in this great room frame beautiful mountain views that are sure to take your breath away! Family and friends can enjoy relaxing by the cozy gas fireplace while you prepare dinner in the adjoining open-plan kitchen.

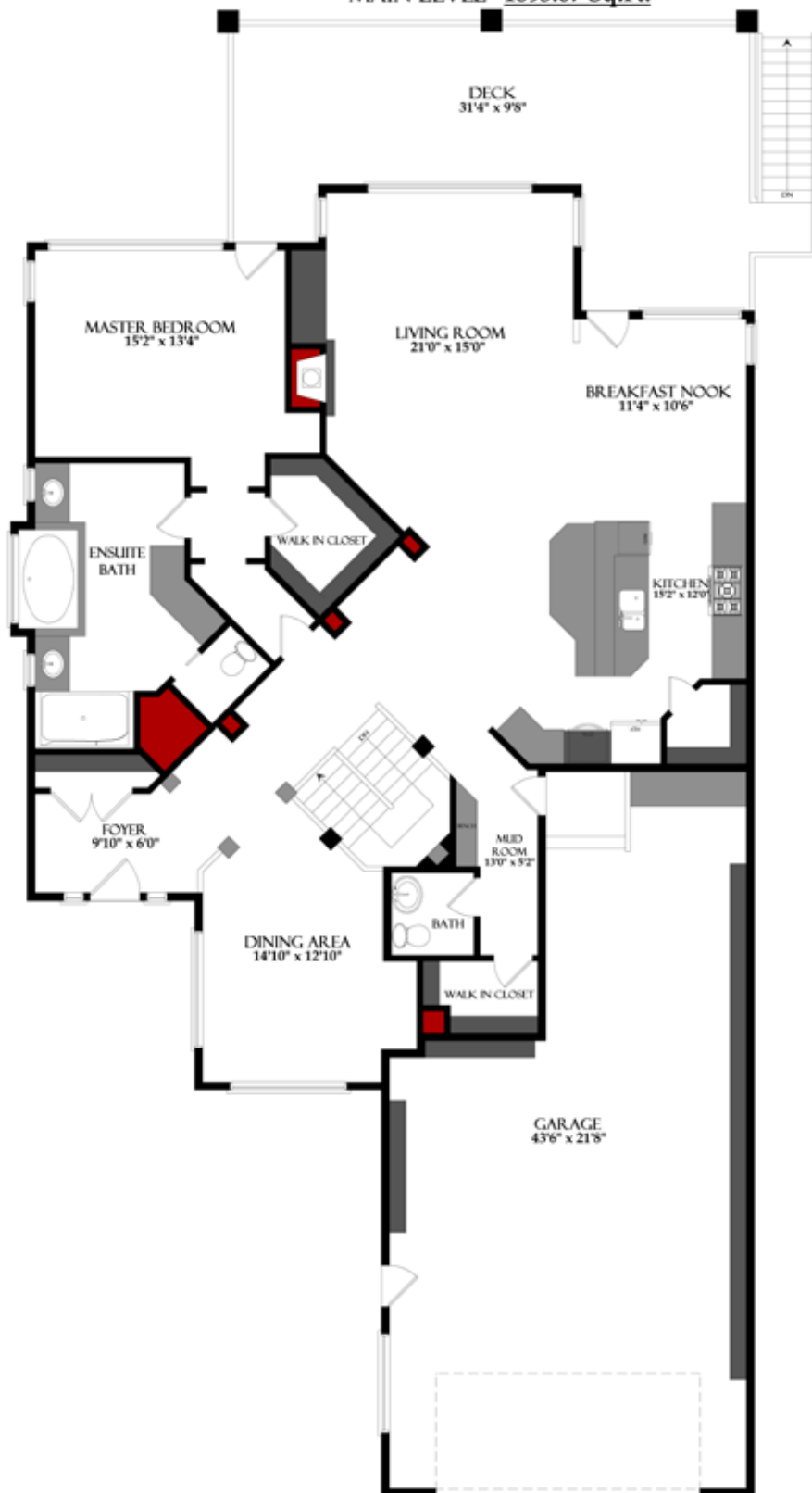


With its stylish coffered ceiling, rich cherry hardwood flooring and cabinetry, premium stainless steel appliances, massive granite island with raised breakfast bar, sleek slate backsplash and convenient access to the deck, this gourmet's kitchen is sure to please.

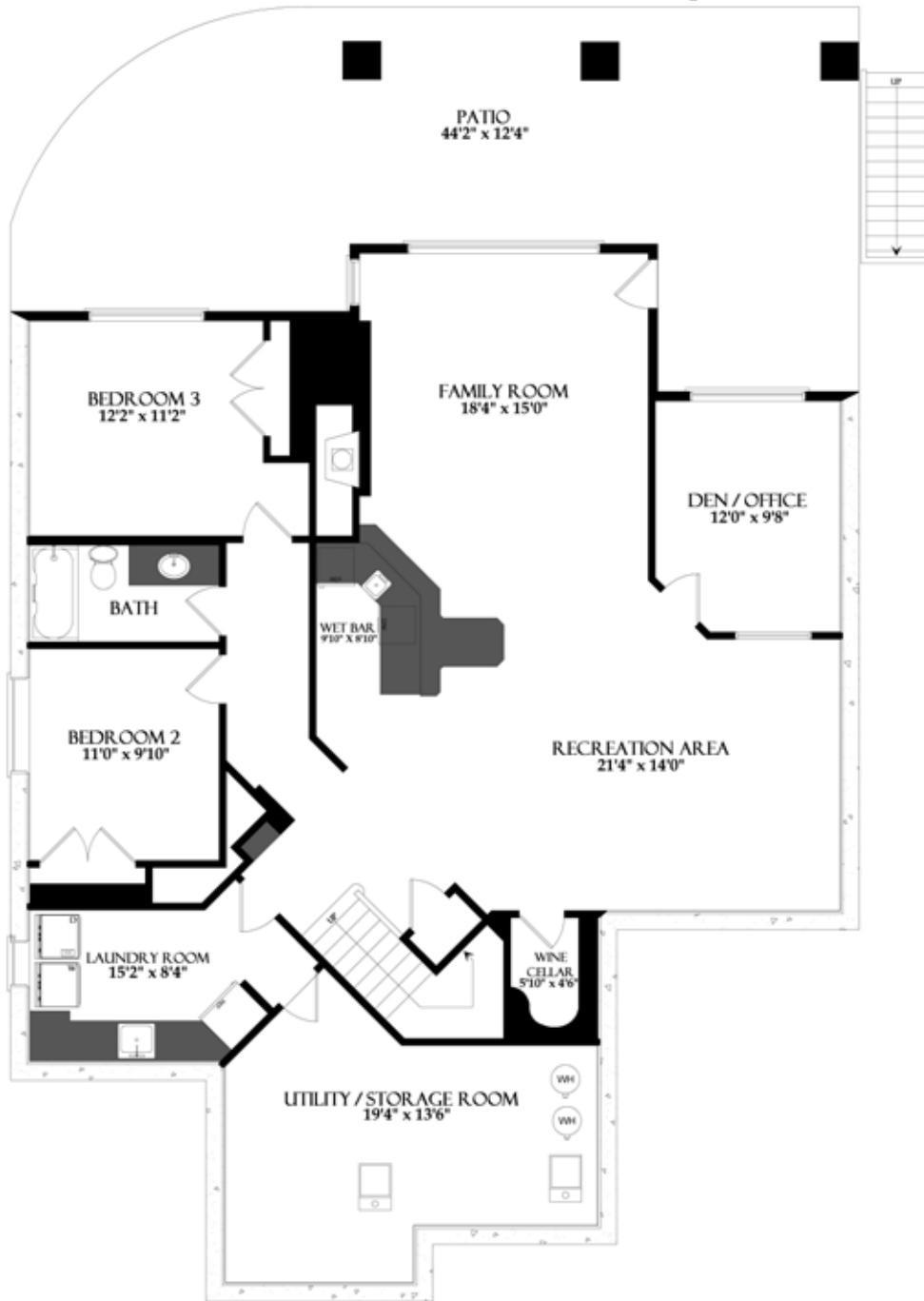


Built with entertaining in mind, the walkout basement (with heated floor) boasts a large family room with gas fireplace and access to the walkout patio, a games area with convenient wet bar, a large den, 2 additional bedrooms, wine cellar and a full bath.

TOTAL - 1895.07 Sq.Ft.
MAIN LEVEL - 1895.07 Sq.Ft.



BASEMENT - 1507.00 Sq.Ft.



PROPERTY FEATURES

District:	C065 - Springbank Hill	MLS:	C3502993
Legal:	Plan 0210538, Block 16, Lot 11	Rooms:	4/1 + 2
Zoning:	R-1	Taxes:	\$5,538 (2011)
Occupancy:	Seller	Year Built:	2002

Style:	Bungalow with walkout	PRICE:	\$1,060,000
Lot:	54' x 188' (16.4m x 57.2m)	Front Exposure:	East
Size:	1895 SF (176.05 m2)	Landscaped:	Yes
(Lower):	1507 SF (140.00 m2)	Fenced:	Yes
Flooring:	Hardwood, carpet, slate	Exterior:	Stucco, stone
Heating:	Forced-Air (2) & In-Floor	Roof Type:	Asphalt shingles
Fireplace:	Yes (2) gas-fuelled	Possession Date:	30 days/negotiable

MAIN LEVEL		LOWER LEVEL	
Dining Room:	14'10" x 12'10"	Bedroom 2:	11'0" x 9'10"
Great Room:	21'0" x 15'0"	Bedroom 3:	12'2" x 11'2"
Kitchen:	15'2" x 12'0"	Family Room:	18'4" x 15'0"
Nook:	11'4" x 10'6"	Rec Room:	21'4" x 14'0"
Master Bedroom:	15'2" x 13'4"	Laundry Room:	15'2" x 8'4"
Bathrooms:	(3) 1 - Two piece, 1 - Four piece, 1 - Six piece ensuite		
Basement:	Walkout: fully finished to include a rec room with wet bar, family room, 2 bedrooms, den, wine cellar, laundry room & full bath		
Parking:	Triple attached garage (2 regular + 1 tandem space) with remote door access (21'8" x 43'6")		

INCLUDED IN PRICE

Stainless steel GE kitchen appliances to include: SxS fridge with ice & water, built-in oven, gas cooktop, hoodfan, dishwasher, garburator. Also included are all window coverings, vacuum system and all attachments, alarm system, built-in speakers, lawn sprinkler system, (2) air conditioners, all appliances (beverage fridge, microwave, dishwasher) in the lower wet bar.

Excluded: washer & dryer, garage storage systems, microwave in kitchen, lower fridge

REMARKS

Stunning mountain views are yours from both levels of this gorgeous executive bungalow with fully developed walkout basement! Rich finishes include: cherry hardwood and cabinetry, coffered and vaulted ceilings, slate tile, and floor-ceiling walls of windows. 1895 SF of space on the main floor and 1507 SF in the basement (which has in-floor heat). Main floor plan offers a large dining room, spacious great room with gas fireplace, powder room, mudroom, breakfast nook with access to the large deck, gourmet kitchen with massive granite island, slate backsplash and premium stainless steel appliances. The large master bedroom rounds out the main floor and boasts private access to the deck and a luxurious 6-piece ensuite with heated slate floor, jetted tub set alongside a stylish glass block window. The professionally developed basement offers a family room with gas fireplace, convenient media niche and large windows that provide mountain views, a recreation area with wet bar, a wine cellar, a den, 2 large bedrooms, a laundry room and a 4-piece bath. The gorgeous yard frames panoramic mountain views and boasts an extensive exposed aggregate patio, perfect for hosting BBQs for friends and family. Ideally located on a quiet no-thru road close to shopping, schools, public transit and a short commute to downtown. Welcome home to 274 Springbluff Bay SW!

"Information concerning this premises is provided as a guideline only; independent advice concerning particular details of importance should be sought"

274

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SCAN CODE FOR MORE PROPERTY DETAILS & PHOTOS

A QR code is simply a barcode on steroids, designed to be read by a Smartphone. They are used for encoding information in two-dimensional space — like in magazines, on signs, buses, business cards and more. The information encoded may be text, a URL, or other data. So, how do you read one of these codes? All you need is a Smartphone with a QR reader (a cell phone with a camera that is connected to the internet). If your phone doesn't already have a QR Reader built in, there are many free QR Reader apps in you phone's App Store. Now that you know what they are, have fun with them and start scanning!

