



188 Springbluff Boulevard SW, Calgary, Alberta - \$1,100,000



Main Photo

Property Description

**** PRIME Location -- adjacent to a park with walking paths for recreation and leisure -- on the Bus Route ****
Close to Top Amenities: -- Westside Recreation Centre - aquatic centre, gym, climbing wall, skating rink. -- Aspen Landing Shopping Centre - Safeway, Shoppers, boutique shops, dining, banks. -- Ernest Manning High School, Rundle College, Ambrose University. -- 69 Street LRT Station **** EASY access to downtown Calgary. -- Major Roadways (Stoney & Glenmore Trail) - quick connection across the city and to the Rockies. ** BEAUTIFUL developed -- WALK-out bungalow -- spacious front entrance with access to a large private office/den -- very open GREAT room plan, with soaring VAULTED ceilings and tons of natural light & massive southerly views from the SUNNY south rear deck & patio areas. ** gourmet kitchen with loads of counter space & storage, custom eating bar, granite and a full compliment of appliances ** FORMAL dining room -- large casual sitting and great room area with soaring vaults & a gas burning fireplace ** the PRIMARY bedroom is a very good size and features an elegant 5 pce ensuite with seperate shower stall &**

soaker tub -- large walk-in closet. ** MAIN floor laundry -- a 2 Pce powder room. ** DOWNSTAIRS -- features a huge family/games room area with SECOND fireplace & direct access to the SUNNY SOUTH covered patio area -- TWO very good size secondary bedrooms with good closet space -- and a full FOUR piece bathroom -- a HUGE STORAGE -- HOBBY -- UTILITY room. **** GREAT home -- GREAT location **** COME by the OPEN Houses - Sat and/or Sun from 1:30 pm to 4:30 pm --OR-- call your favorite realtor to show this BEAUTIFUL property!! *** NOTE *** Quick Possession Available.

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