

Welcome Home to

225 SPRINGBLUFF BLVD SW



Chris Zaharko
Associate

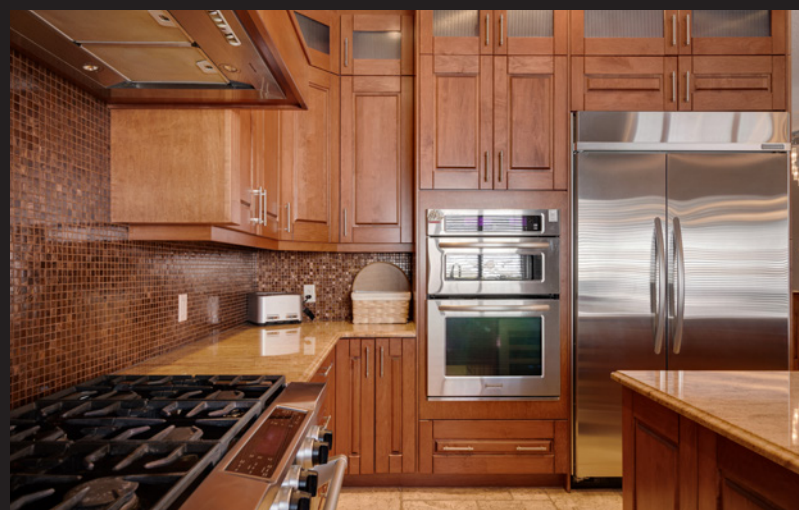
ROYAL LEPAGE
BENCHMARK
INDEPENDENTLY OWNED AND OPERATED, BROKER

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Top 1% Nationally



Impressive custom home in Springbank Hill, designed for large families and entertaining with over 4900 sq ft of beautifully finished living space! Spectacular panoramic mountain views from the large SW facing terrace off the living room. The kitchen is a chef's dream! Complete with beautiful granite counter tops, 6 burner gas stove, stainless steel appliances, a huge centre island, custom full height kitchen cabinets and walk-in pantry. The master suite features French doors to a covered SW facing balcony, 5 pc ensuite with jetted tub and a huge walk-in closet. A Breakfast nook with built-in beverage centre, dining area with built-in buffet, livingroom with fireplace, laundry, bedroom with ensuite and a half bath complete the main level. The main entrance for this home is on the lower level; with 2 bedrooms, in-floor heating, a large family room, full bathroom with steam shower and wet bar your older children would have a space to themselves. Worried about hauling groceries up the stairs? The centrally located elevator has you covered opening right next to the pantry! Upgraded features throughout this home include 8' solid core doors, 10' ceilings, crown moulding, maple hardwood floors, Travertine tile, & recessed lighting. This home is situated on an impressive 70' x 295' lot! Enjoy the large patio while you plan your backyard oasis with potential for a pool or sports court. Close to Private, Public & Catholic schools. Minutes to MRU and all the amenities at Westhills & Signal Hill Centres. Walking distance to Ambrose University.





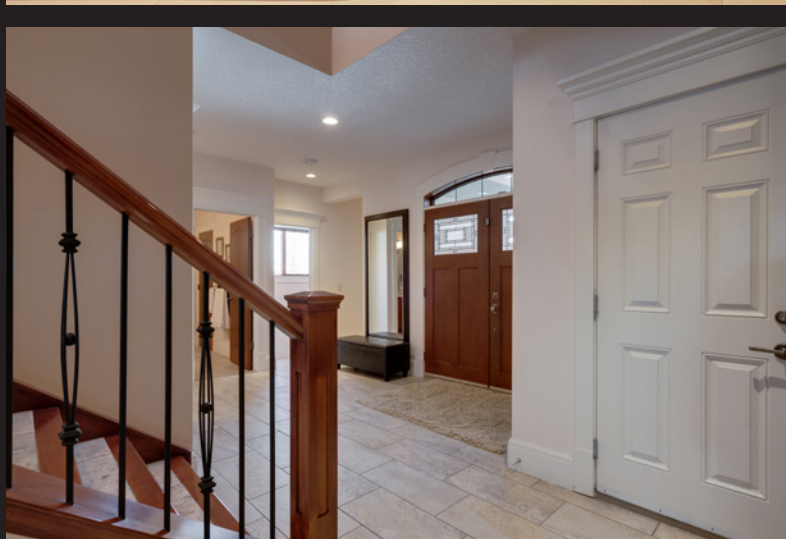
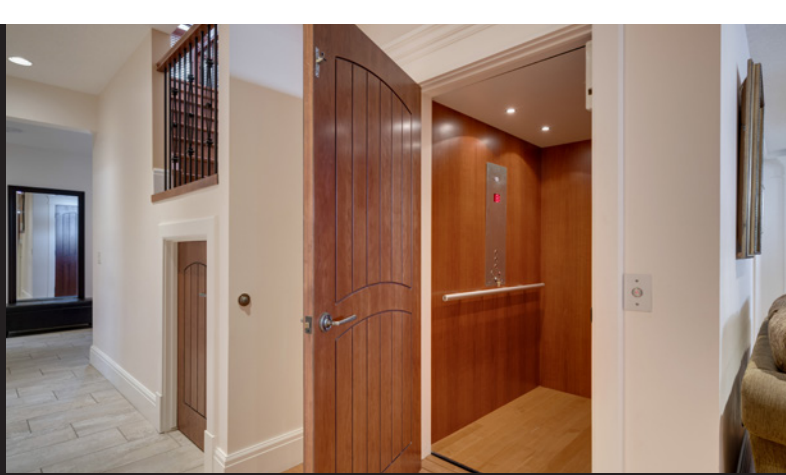
MLS:	A1068252
Year Built:	2010
Class:	Detached
Total SqFt:	2,743
Taxes (2019):	\$11,444
Parking:	Driveway, Quad or More Attached Total: 8

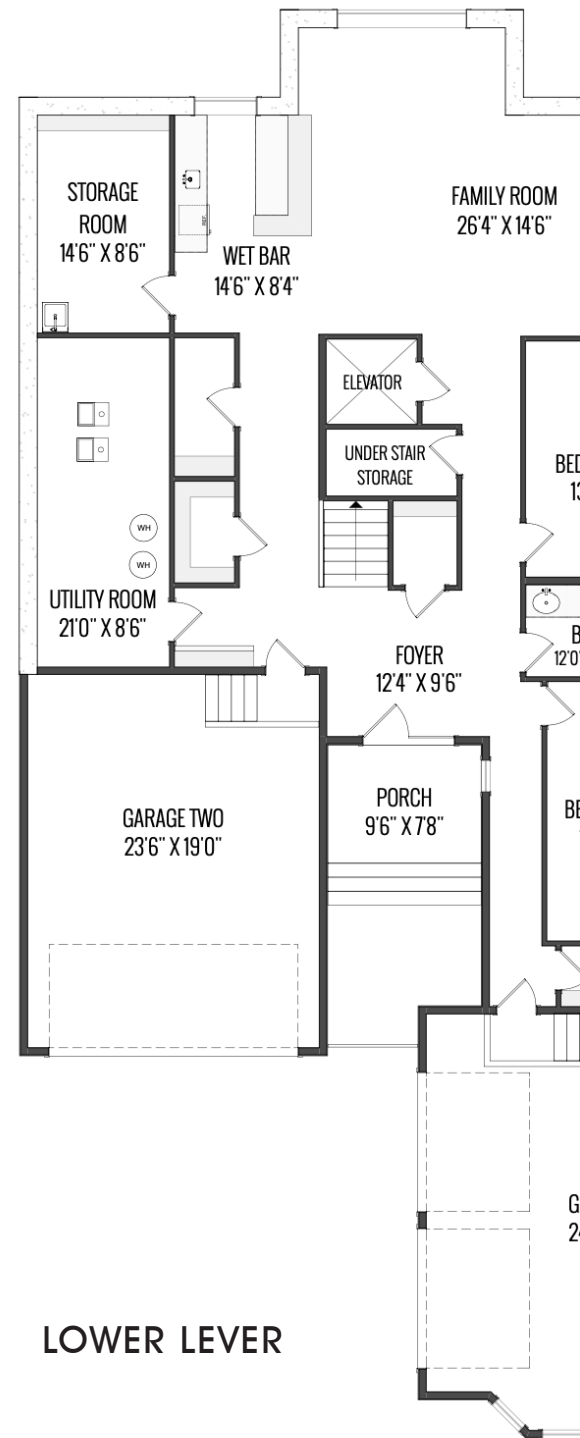
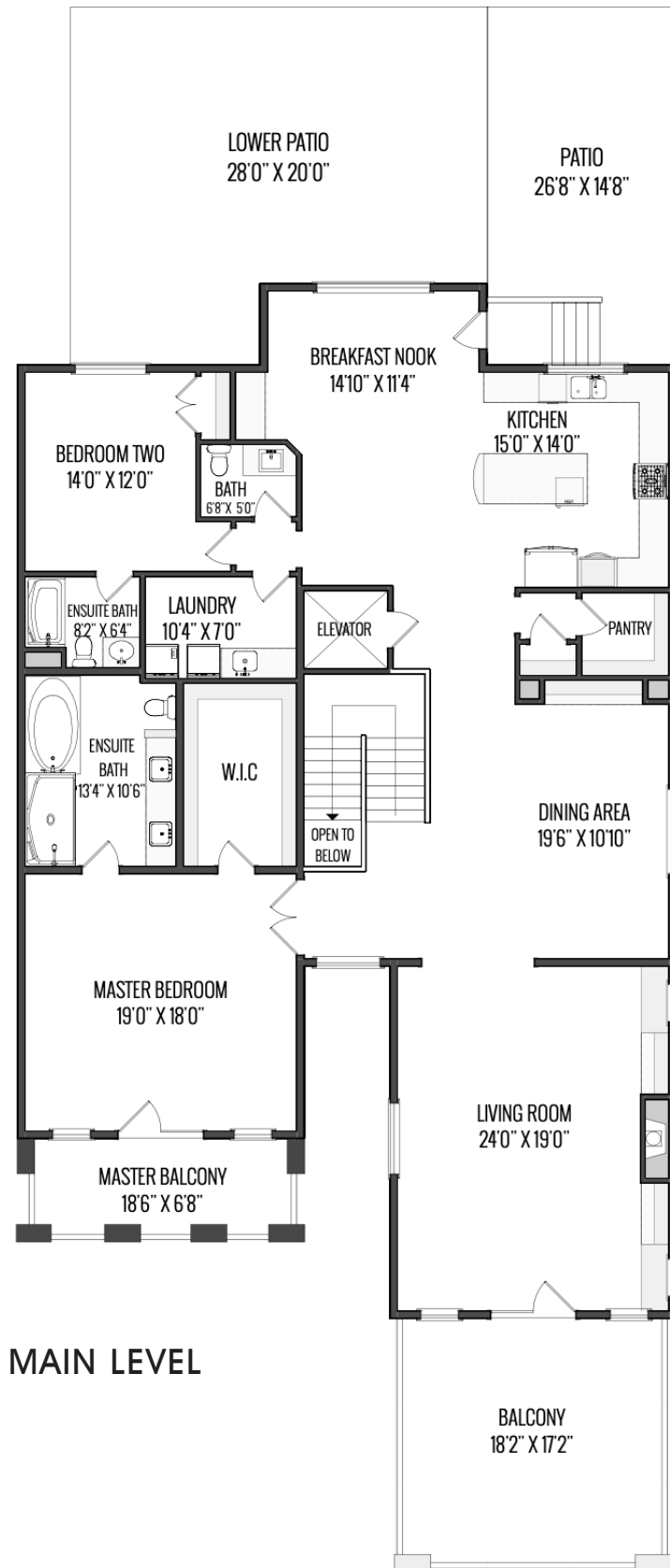


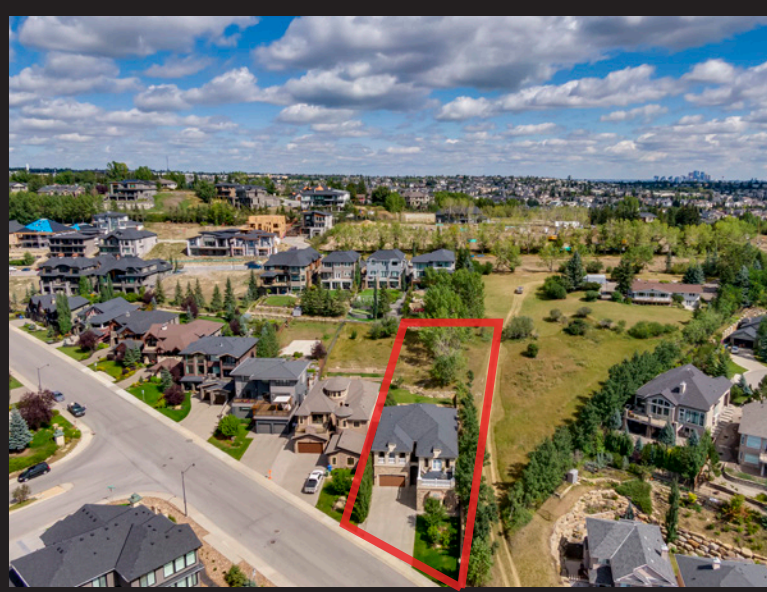
Living Room:	24`0" x 19`0"	M
Kitchen:	15`0" x 14`0"	M
Dining Room:	19`6" x 10`10"	M
Bkft Nook	14`10" x 11`4"	M
Master Bed:	19`0" x 18`0"	M
Bedroom:	14`0" x 12`0"	M
Bedroom:	16`10" x 10`6"	B
Family Room:	26`4" x 14`6"	B
Storage:	14`6" x 8`6"	B
Foyer:	12`4" x 9`6"	B

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