



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**67 Mystic Ridge Way SW**  
**Calgary, Alberta**

**MLS # A2213364**



**\$2,235,000**

<b>Division:</b>	Springbank Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	4,041 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Concrete Driveway, Triple Garage Attached		
<b>Lot Size:</b>	0.25 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Gazebo,		

<b>Heating:</b>	Central, Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Open Floorplan		
<b>Inclusions:</b>	None		

This custom-designed home sits on a rare oversized corner lot backing onto green space in prestigious Mystic Ridge. The main floor features a private den, powder room, office and an open-concept great room flowing into a spacious kitchen and nook. The chef's kitchen includes high-end appliances (Wolf gas cooktop, Sub-Zero fridge), custom cabinetry, and Caesarstone countertops. Upstairs, there are four bedrooms, three full bathrooms, and a vaulted bonus room. The luxurious primary suite includes a fireplace, a spa-inspired ensuite with under-floor heating, a steam shower, and dual vanities. The fully developed walk-up basement features a media room, large games/family area, fifth bedroom, full bathroom, and underfloor heating. Enjoy ceiling speakers in every room, exterior surround cameras, a triple oversized garage with room for car lifts and gas pipes ready for a garage heater, two furnaces, an air conditioning unit, and a central vacuum. Professionally landscaped, the backyard includes a stamped concrete patio and a large gazebo with automated sprinklers in the front and back. It is minutes from top schools, shopping, recreation, and scenic walking/biking trails.