



GRASSROOTS
REALTY GROUP

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3475 Springbank Drive SW
Calgary, Alberta

MLS # A2214739



\$2,095,000

Division:	Springbank Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,949 sq.ft.	Age:	2006 (19 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.30 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, Lawn, No Neighbour		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding, Stone, Stucco, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-

Features: Beamed Ceilings, Built-in Features, Central Vacuum, Closet Organizers, Crown Molding, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Storage, Sump Pump(s), Tankless Hot Water, Walk-In Closet(s)

Inclusions: n/a

Set on a private, west-facing ravine lot in a quiet corner of Spring Valley Estates, this exceptional custom-built home offers over 6,300 square feet of thoughtfully designed living space. Surrounded by mature landscaping and backing onto a natural creek, the property delivers tranquility, privacy, and timeless curb appeal. The main level features a dramatic open curved staircase, a great room with 18-foot beamed ceilings and a striking floor-to-ceiling stone fireplace, and hickory hazelnut hardwood throughout. The chef's kitchen includes dual quartz islands, a Sub-Zero refrigerator, double ovens, warming drawer, and extensive custom cabinetry, while the formal dining room and ravine-view family room offer elegant spaces to gather. A refined main floor office, an updated powder room with Swarovski crystal trim, and a spacious, bright mudroom/laundry area add both function and sophistication. The main floor primary suite offers in-floor heat, generous proportions, and a well-maintained ensuite ready for a future personal touch. Upstairs includes three spacious bedrooms—two with walk-in closets—a five-piece bath, and a bright bonus room with a wall of custom built-in cabinetry. The fully developed walkout basement offers an oversized rec room with an additional fireplace, a walk-up bar, home theatre with equipment, gym, fifth bedroom, full bath, and abundant storage. Enjoy expansive outdoor living with two large decks—an upper deck that is partially covered for year-round comfort, and a full lower deck that flows seamlessly into the professionally landscaped yard. A firepit and peaceful ravine views complete the setting, offering the ultimate in privacy and natural beauty. A rare opportunity to own an expansive, well-appointed estate in one of Calgary's most exclusive communities.

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