

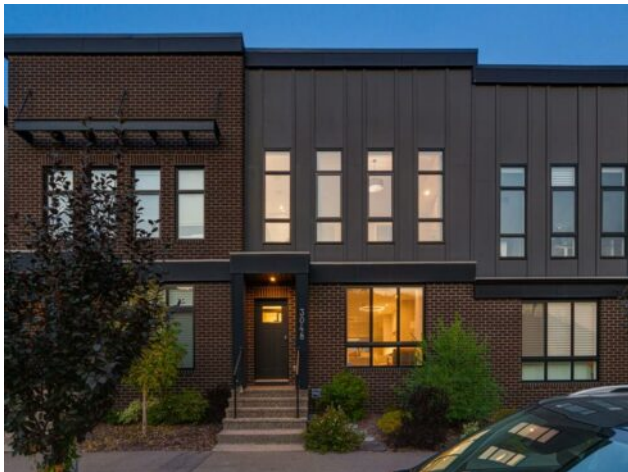


GRASSROOTS
REALTY GROUP

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3048 85 Street SW
Calgary, Alberta

MLS # A2259282



\$1,025,000

Division:	Springbank Hill		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	1,710 sq.ft.	Age:	2022 (3 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Heated Garage, Oversized		
Lot Size:	0.04 Acre		
Lot Feat:	Back Lane, Low Maintenance Landscape, Views		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Composite Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, Elevator, No Smoking Home, Quartz Counters		

Inclusions: Hot tub

Executive living at its finest on Calgary's WONDERFUL Upper Westside. This three storey townhome, just three years young, offers 2565 sq ft of living space over three levels with all of the latest design elements. Situated at the top of the hill this home presents a wonderful view to the SE, all the way to the Glenmore reservoir and exposure to a grassy knoll and the mountains to the west – a COMFORTING sense of space. With its east/west orientation, and generous window treatments, this home follows the sun, offering a WARM & BRIGHT home, on all three levels. On arrival you will enjoy the broad, open plan under 9'squo; ceilings with resilient luxury vinyl flooring, designer lighting and window treatments and a kitchen featuring Fisher Paykal s/s appliances, including a gas stove. There is a generous dining space here, leading directly to a large rear deck, measuring 240 sq ft – WITH A VIEW! Upstairs you will find a double primary floor plan. The primary bedroom sits under 10'squo; ceilings with a view to the west and features a 5pc en suite with quartz countertops and large walk-in closet. The second primary enjoys views to the Glenmore reservoir, a 4pc en suite and large walk-in closet. The lower level has been developed for entertaining with a large rec/media space leading directly to a second large covered deck… 423 sq ft with a fantastic HOT TUB… WITH A VIEW! This level also enjoys a large flex space, which easily accommodates a sleeping space for guests and a 3rd full bathroom. This home offers an attached, HEATED & OVER-SIZED garage, multi media ethernet cabling and 15 B/I speakers throughout and an ELEVATOR serving all four levels! This is a turnkey lifestyle with an ELEVATOR which presents an opportunity to age in place… on Calgary's Upper Westside!!

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