



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

MLS # A2285263



\$2,199,000

Division:	Springbank Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	4,041 sq.ft.	Age:	2014 (12 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Concrete Driveway, Triple Garage Attached		
Lot Size:	0.25 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Gazebo,		

Heating:	Central, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Open Floorplan		

Inclusions: N/A

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.