



**GRASSROOTS**  
REALTY GROUP

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

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

**MLS # A2211368**



**\$1,988,000**

<b>Division:</b>	Springbank Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,609 sq.ft.	<b>Age:</b>	2021 (4 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.24 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, City Lot, Irregular Lot, Landscaped		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Laminate, Tile

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Stucco, Wood Frame

**Foundation:** Poured Concrete

**Features:** Built-in Features, Chandelier, Closet Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s)

**Inclusions:** None

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-G

**Utilities:** -

Welcome to 7 Mystic Ridge Way SW – A Custom-Built Luxury Estate in Coveted Springbank Hill. Nestled in the prestigious and tranquil enclave of Springbank Hill, this architectural masterpiece offers just under 5,200 sq ft of meticulously designed living space, with 7 bedrooms and 5 bathrooms. Positioned on a private, serene lot, this stunning estate showcases sweeping views, sophisticated design, and seamless access to local amenities and nature reserves. From the moment you step into the grand foyer, you’re greeted with a sense of scale and elegance. The main floor features an open-concept layout flooded with natural light through expansive windows, creating a warm and inviting atmosphere. A private office and well-appointed guest or in-law suite add practicality and flexibility to the main level. At the heart of the home lies the gourmet chef’s kitchen, complete with premium stainless-steel appliances, custom cabinetry, granite countertops, and an oversized central island perfect for gatherings. A secondary spice kitchen ensures that meal prep is as functional as it is stylish. The elegant dining area transitions effortlessly to the outdoor deck, ideal for summer BBQs and al fresco dining. Upstairs, the luxurious primary retreat offers a private sanctuary with a walk-in closet and a spa-inspired ensuite featuring a soaker tub, glass-enclosed shower, double vanity, and designer fixtures. Three additional spacious bedrooms include a Jack & Jill bathroom, and one with its own private ensuite—perfect for a growing family or visiting guests. A bonus room and a private upper balcony off the primary suite provide ideal spaces for relaxation or entertaining with panoramic views of the valley. The fully developed walk-up basement continues the home’s elevated appeal, boasting a spacious recreation room, a sleek wet bar, a dedicated home theater, gym, two

additional bedrooms, and a full bathroom—offering a complete lifestyle experience for modern family living. Exterior features include a professionally landscaped yard, expansive patio, lush green lawn, and an oversized triple front-attached garage (a double plus a separate single garage), perfect for car enthusiasts or added storage. The modern façade, high-end exterior finishes, and incredible curb appeal make a lasting first impression. This one-of-a-kind residence combines luxury, functionality, and thoughtful design, making it an ideal forever home for the discerning buyer. If the buyer wishes to have hardwood and in-floor heating in lower level, the seller will accommodate!!!