

# \$1,999,900 - 3475 Springbank Drive Sw, Calgary

MLS® #A2214739

**\$1,999,900**

5 Bedroom, 4.00 Bathroom, 3,949 sqft

Residential on 0.30 Acres

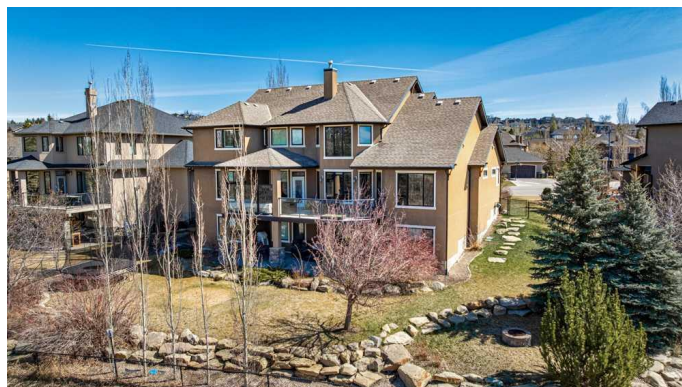
Springbank Hill, Calgary, Alberta

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 boasts tranquility, privacy, and timeless curb appeal.

The main level features an expansive master retreat, with privacy and gorgeous west backing views of the valley, offering in-floor heat and a well-maintained ensuite ready for a future personal touch. Breathtaking dramatic open curved staircase greets you upon entrance, with 18-foot beamed ceilings beyond in the great room featuring a striking floor-to-ceiling stone fireplace, and hickory hazelnut hardwood throughout. Be inspired with the chef's kitchen boasting dual quartz islands, a Sub-Zero refrigerator, double ovens, warming drawer, and extensive custom cabinetry. The formal dining room and ravine-view family room offer elegant spaces for family and friends 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 to complete the main floor living space.

Upstairs includes three spacious bedrooms—two with walk-in closets, a five-piece bath with double sinks, and a bright bonus room including extensive custom built-in cabinetry. Make your way downstairs and



enjoy a fully developed walkout basement offering 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 lot in one of Calgary's most exclusive communities.

Built in 2006

### **Essential Information**

MLS® #	A2214739
Price	\$1,999,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,949
Acres	0.30
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	3475 Springbank Drive Sw
Subdivision	Springbank Hill
City	Calgary
County	Calgary
Province	Alberta

Postal Code T3H5N2

### Amenities

Parking Spaces 3  
Parking Triple Garage Attached  
# of Garages 3

### Interior

Interior Features Built-in Features, Central Vacuum, Closet Organizers, 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), Beamed Ceilings, Crown Molding  
Appliances Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Built-In Refrigerator, Double Oven, Garburator, Warming Drawer  
Heating Forced Air, Natural Gas  
Cooling Central Air  
Fireplace Yes  
# of Fireplaces 3  
Fireplaces Gas  
Has Basement Yes  
Basement Finished, Full, Walk-Out

### Exterior

Exterior Features Balcony, BBQ gas line, Fire Pit, Private Yard  
Lot Description Back Yard, Backs on to Park/Green Space, Landscaped, Lawn, No Neighbours Behind, See Remarks, Treed, Views, Pie Shaped Lot  
Roof Asphalt  
Construction Composite Siding, Stone, Stucco, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed April 25th, 2025  
Days on Market 45  
Zoning DC

### Listing Details

Listing Office Lee Associates Calgary Inc

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