

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

**MLS # A2306321**



**\$1,998,000**

<b>Division:</b>	Springbank Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,224 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Aggregate, Garage Door Opener, Oversized, Triple Garage Attached		
<b>Lot Size:</b>	0.23 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Lawn, Many Trees, Underground Sprinklers, Yard Li		

<b>Heating:</b>	In Floor, Forced Air, Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Cork, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Beamed Ceilings, Breakfast Bar, Built-in Features, Central Vacuum, Chandelier, Crown Molding, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Walk-In Closet(s), Wet Bar, Wired for Sound		
<b>Inclusions:</b>	N/A		

**OPEN HOUSE SUNDAY, MAY 24TH, FROM 1PM TO 3PM.** A beautifully designed FAMILY abode in the heart of Springbank Hill. This exceptional "Calbridge Homes" residence is in the small exclusive community of MYSTIC RIDGE on a quiet street, offering stunning west exposure, timeless appeal, and one of the largest backyards on the street. Just steps from parks and pathway systems that extend for miles, this location is ideal for active family living. Featuring over 4,600 developed SQ FT of refined living space with 5 bedrooms and a seamless open-concept layout. The main level showcases extensive stone detailing, wide-plank hardwood floors, and a beautifully appointed chef's kitchen with rich cabinetry, stainless-steel appliances, a herringbone backsplash, an oversized granite island and a butler's pantry. The warm living area is centered around a floor-to-ceiling stone fireplace and is filled with natural light from expansive west-facing windows, with access to the gigantic upper west patio. A private den with extensive built-ins and a beautiful dining area complete the main level. The upper level offers a spacious primary retreat with a custom walk-in closet and a spa-inspired ensuite featuring a freestanding soaker tub, glass-enclosed shower, and double vanity. A versatile bonus room, two additional bedrooms, and convenient upper floor laundry add everyday functionality. The fully finished walkout lower level includes a wet bar, a large recreation and media space with a built-in sound system, an additional bedroom, and a dedicated home gym that can easily function as a fifth bedroom. This level also provides direct access to the outdoor hot-tub area. The backyard is professionally landscaped with mature trees and natural greenery. A triple attached garage, strong curb appeal, and thoughtfully designed outdoor spaces complete this exceptional

home. Ideally located just minutes from Aspen Landing Shopping Centre, top-rated schools, parks, and everyday amenities, with quick access to downtown and the Rocky Mountains. This is the perfect family home. Book your private showing today!