



THE
A-TEAM

**RE/MAX
FIRST**

107 MYSTIC RIDGE Park, Calgary T3H 3W1

MLS® #: **A2159480** Area: **Springbank Hill** Listing Date: **08/21/24** List Price: **\$2,375,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2016**
Lot Information
 Lot Sz Ar: **10,268 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **3,786**
 Low Sqft:
 Ttl Sqft: **3,786**

DOM

28
Layout
 Beds: **5 (4 1)**
 Baths: **5.5 (5 1)**
 Style: **2 Storey**

Parking

Ttl Park: **9**
 Garage Sz: **3**

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Cul-De-Sac,Low Maintenance Landscape,No Neighbours Behind,Street Lighting,Underground Sprinklers,Yard Lights,Private**
 Park Feat: **Double Garage Attached,Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stone,Stucco**
 Heating: **In Floor,Forced Air** Flooring: **Carpet,Hardwood,Tile**
 Sewer: Water Source:
 Ext Feat: **Private Yard** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Central Air Conditioner,Dishwasher,Dryer,Garburator,Induction Cooktop,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Breakfast Bar,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,Storage,Vaulted Ceiling(s),Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Great Room	Main	20`11" x 18`0"	Dining Room	Main	14`0" x 11`6"
Kitchen	Main	27`1" x 16`6"	Foyer	Main	12`10" x 9`2"
Den	Main	12`3" x 11`6"	Mud Room	Main	13`9" x 9`5"
Bedroom - Primary	Upper	15`0" x 14`0"	Bedroom	Upper	12`9" x 12`5"
Bedroom	Upper	16`1" x 12`2"	Bedroom	Upper	13`5" x 11`5"
Bonus Room	Upper	17`5" x 16`1"	Laundry	Upper	9`1" x 8`6"

Family Room	Lower	30`9" x 29`9"	Bedroom	Lower	12`10" x 12`8"
Storage	Lower	30`1" x 11`5"	Furnace/Utility Room	Lower	13`7" x 13`4"
5pc Ensuite bath	Upper	0`0" x 0`0"	4pc Ensuite bath	Upper	0`0" x 0`0"
4pc Ensuite bath	Upper	0`0" x 0`0"	4pc Bathroom	Upper	0`0" x 0`0"
4pc Bathroom	Lower	0`0" x 0`0"	2pc Bathroom	Main	0`0" x 0`0"

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **1410796**

Zoning: **R-1**

Remarks

Pub Rmks: **Indulge in Luxury living with this 5273 sq ft 5 bed 5 1/2.bath custom-built Calbridge home sitting in Mystic Ridge, one of Calgary's most exclusive neighbourhoods. A property loaded with exceptional finishings & great curb appeal! Fall in love with the sprawling wide plank hard wood floors, 10 ft ceilings & oversized windows with custom remote control blinds. The open concept layout includes a spacious great room, party sized dining room, home office, mudroom with built in storage & a gourmet kitchen that boasts custom ceiling height cabinets, quartz countertops, oversized kitchen island with breakfast bar, top notch Miele stainless steel appliances & a huge walk-in pantry. There are 4 bedrooms upstairs that have their own walk-in closet & there are 4 bathrooms up. The king size Master retreat with vaulted ceilings has ample space for an California king bed, oversized walk-in closet with extensive custom built-ins & spa like ensuite with waterfall shower, double sink vanity & deep soaker tub. The upstairs bonus room is a great spot for kids to play & features a tray ceiling. The laundry room features quartz countertops, a sink & a huge linen closet. The lower level is completely finished with a huge family room, gym, wet bar, 4pc bath, bedroom with walk-in closet & tons of additional storage! This is the perfect family home with amazing indoor living space, sitting on a large 10,258 sq ft lot. Retreat into nature out on your back yard deck overlooking the various walking paths & beautiful treed ravine behind the property, or watch your kids play from the hot tub! Need to be a little further from the city? Hop into your car parked in one of your three attached garages & head for the mountains only 30 minutes from home, or enjoy some of the various other amenities near you including schools (Rundle College, Ernest Manning High School, Ambrose University, Webber Academy, Calgary Academy), shopping, parks, playgrounds, Westside Recreation Centre & LRT station, Aspen Landing Shopping Centre & Signal Hill Shopping Centre. Minutes from Glenmore Trail, Sarcee Trail & the new ring road system!**

Inclusions: **Hot Tub, 2 Garage Door Openers with 3 Controls**
 Property Listed By: **RE/MAX Landan Real Estate**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













