



THE
A-TEAM

**RE/MAX
FIRST**

7 MYSTIC RIDGE Way, Calgary T3H 1S7

MLS® #: **A2178648** Area: **Springbank Hill** Listing Date: **12/01/24** List Price: **\$2,200,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2021**
Lot Information
 Lot Sz Ar: **10,344 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **3,609**
 Low Sqft:
 Ttl Sqft: **3,609**

DOM

20
Layout
 Beds: **7 (5 2)**
 Baths: **4.5 (4 1)**
 Style: **2 Storey**

Parking

Ttl Park: **6**
 Garage Sz: **3**

Access:

Lot Feat: **Backs on to Park/Green Space,Irregular Lot,Landscaped,Views**
 Park Feat: **Additional Parking,Concrete Driveway,Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Fireplace(s),Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Balcony,Lighting**

Construction: **Stucco,Wood Frame**
 Flooring: **Carpet,Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Electric Stove,Gas Range,Microwave,Range Hood**
 Int Feat: **Bar,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Separate Entrance**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	16`11" x 18`0"	Bedroom - Primary	Upper	17`7" x 14`2"
Living Room	Main	20`10" x 18`6"	5pc Ensuite bath	Upper	12`0" x 14`7"
Kitchen	Main	15`9" x 18`6"	Walk-In Closet	Upper	5`2" x 14`2"
Spice Kitchen	Main	9`6" x 9`5"	Bedroom	Upper	13`2" x 12`0"
Dining Room	Main	13`8" x 7`7"	Bedroom	Upper	13`5" x 11`3"
Bedroom	Main	9`8" x 11`6"	Bedroom	Upper	11`6" x 11`6"
Library	Main	9`9" x 9`6"	Walk-In Closet	Upper	8`3" x 8`6"

2pc Bathroom	Main	5`5" x 5`9"	Family Room	Upper	17`4" x 17`6"
Mud Room	Main	9`7" x 7`2"	5pc Bathroom	Upper	11`4" x 6`0"
Storage	Main	3`9" x 9`6"	3pc Ensuite bath	Upper	5`1" x 10`6"
Game Room	Basement	31`2" x 16`10"	Laundry	Upper	5`11" x 7`0"
Other	Basement	8`0" x 3`11"	Media Room	Basement	13`1" x 16`10"
4pc Bathroom	Basement	9`4" x 5`0"	Bedroom	Basement	8`10" x 13`3"
Bedroom	Basement	12`2" x 14`0"	Exercise Room	Basement	12`3" x 8`0"

Legal/Tax/Financial

Title: Zoning:
Fee Simple **R-G**
 Legal Desc: **1410796**

Remarks

Pub Rmks: **Welcome to a striking architectural design Custom-Built Luxury Home at 7 Mystic Ridge Way SW, Springbank SW-A private, serene neighborhood offering breathtaking views and easy access to local amenities, and nature reserves. Total of 7 Bedrooms and 5 bath. 4 spacious bedrooms on the upper level, a private office and additional bedroom on the main floor, and a fully finished basement has 2 bedrooms, and a private Home Theater to enjoy the movies at home, and a Gym room. This Custom built home offers Grand Foyer Welcoming entrance leading to a spacious, open-concept living area that is Bright, open space with large windows that invite natural light & offer picturesque views of the surrounding area. Gourmet kitchen with premium appliances, custom cabinetry, granite countertops, & a large central island, A secondary spice kitchen is perfect for cooking spices. Elegant dining area ideal for family meals or hosting guests, Exterior deck allows & add extra sitting for BBQ parties. A well-sized guest or in-law bedroom on the main floor added for convenience. A stylish powder room located near the office on main floor. Upstairs welcomes you with upgraded staircase railing and wide open hallway leads to A luxurious master suite with walk-in closet, and a spa-inspired custom ensuite bath featuring Soaker Tub, glass-enclosed shower, double vanity, and designer finishes. 2 Additional Generously-sized bedrooms with ample closet space and sharing an attached bath (jack & Jill). Fourth bedroom also a master bedroom that has attached 4pc ensuite bath. Don't forget to enjoy the family time in the Bonus room upstairs. Upper-Level Balcony has Access from the Master bedroom ideal for enjoying views of the surrounding area or relaxing outdoors. Well-appointed full bathroom shared by 2 of the bedrooms on this level. Fully Finished Basement contemporary design with Separate walk up Entrance and practical layout offers Spacious welcoming Rec room, A sleek wet bar area for easy entertaining, 2 Bedrooms and a Convenient Full Bathroom. Also unforgettable Feature of having a private Home Theater to enjoy the movies with loved ones. With a Gym room option this basement competes the dream of a family to Enjoy the basement to full extent and usability. Exterior Features of the house offers Fully landscaped private yard with green grass, a large patio area for entertaining, and an expansive lawn. Oversized 3 car front attached Garage: a double front garage attached and another single car front attached garage on other side of the house. A Modern exterior design with high-end finishes, creating a welcoming and impressive first impression of Beautiful Curb Appeal. Central Air Conditioning Keep cool & comfortable during the summer months. This masterpiece combines luxury and exceptional quality attention to detail; Custom design, Premium flooring, fixtures, Upgraded kitchen & appliances, water softener, Dual furnace. Schedule your private tour today to experience everything this exceptional home offers!**

Inclusions: .
 Property Listed By: **Royal LePage METRO**

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



7 Mystic Ridge Way SW, Calgary, AB

Main Floor Exterior Area 1711.28 sq ft
Interior Area 1467.92 sq ft
Excluded Area 378.90 sq ft



0 6 12 ft

PREPARED: 2024/1/06

White regions are excluded from total floor area in ISD/CDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.











