

# \$2,095,000 - 3475 Springbank Drive Sw, Calgary

MLS® #A2214739

**\$2,095,000**

5 Bedroom, 4.00 Bathroom, 3,949 sqft

Residential on 0.30 Acres

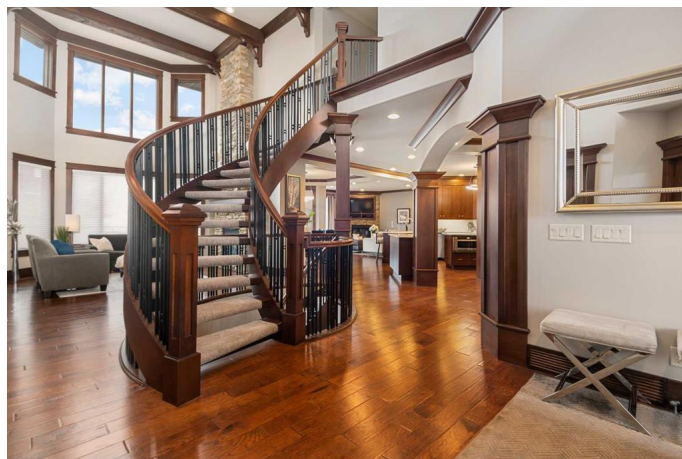
Springbank Hill, Calgary, Alberta

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 delivers tranquility, privacy, and timeless curb appeal.

The main level features a dramatic open curved staircase, a great room with 18-foot beamed ceilings and a striking floor-to-ceiling stone fireplace, and hickory hazelnut hardwood throughout. The chef's kitchen includes dual quartz islands, a Sub-Zero refrigerator, double ovens, warming drawer, and extensive custom cabinetry, while the formal dining room and ravine-view family room offer elegant spaces 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. The main floor primary suite offers in-floor heat, generous proportions, and a well-maintained ensuite ready for a future personal touch.

Upstairs includes three spacious bedrooms—two with walk-in closets—a five-piece bath, and a bright bonus room with a wall of custom built-in cabinetry. The fully developed walkout basement offers 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 in one of Calgary’s most exclusive communities.

Built in 2006

**Essential Information**

MLS® #	A2214739
Price	\$2,095,000
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, Tankless Hot Water, Walk-In Closet(s), Beamed Ceilings, Crown Molding, Sump Pump(s)

Appliances Built-In Refrigerator, Dishwasher, Garage Control(s), Garburator, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Double Oven, Warming Drawer

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 3

Fireplaces Gas

Has Basement Yes

Basement Finished, Full

## Exterior

Exterior Features Balcony, BBQ gas line, Fire Pit, Private Yard

Lot Description Back Yard, Landscaped, Lawn, No Neighbours Behind, Pie Shaped Lot, See Remarks, Treed, Backs on to Park/Green Space, Views

Roof Asphalt

Construction Composite Siding, Stone, Stucco, Wood Frame

Foundation Poured Concrete

## Additional Information

Date Listed April 25th, 2025

Days on Market 5

Zoning DC

## Listing Details

Listing Office Lee Associates Calgary Inc

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