

67 Mystic Ridge Way SW
Calgary, Alberta

MLS # A2213364



\$2,235,000

| | | | |
|------------------|--|---------------|-------------------|
| Division: | Springbank Hill | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 4,041 sq.ft. | Age: | 2014 (11 yrs old) |
| Beds: | 5 | Baths: | 4 full / 1 half |
| Garage: | Concrete Driveway, Triple Garage Attached | | |
| Lot Size: | 0.25 Acre | | |
| Lot Feat: | Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Gazebo, | | |

Heating: Central, Fireplace(s), Forced Air, Natural Gas

Floors: Carpet, Ceramic Tile, Hardwood

Roof: Asphalt Shingle

Basement: Finished, Full, Walk-Out To Grade

Exterior: Stone, Stucco, Wood Frame

Foundation: Poured Concrete

Features: High Ceilings, Open Floorplan

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-G

Utilities: -

Inclusions: None

This custom-designed home sits on a rare oversized corner lot backing onto green space in prestigious Mystic Ridge. The main floor features a private den, powder room, office and an open-concept great room flowing into a spacious kitchen and nook. The chef's kitchen includes high-end appliances (Wolf gas cooktop, Sub-Zero fridge), custom cabinetry, and Caesarstone countertops. Upstairs, there are four bedrooms, three full bathrooms, and a vaulted bonus room. The luxurious primary suite includes a fireplace, a spa-inspired ensuite with under-floor heating, a steam shower, and dual vanities. The fully developed walk-up basement features a media room, large games/family area, fifth bedroom, full bathroom, and underfloor heating. Enjoy ceiling speakers in every room, exterior surround cameras, a triple oversized garage with room for car lifts and gas pipes ready for a garage heater, two furnaces, an air conditioning unit, and a central vacuum. Professionally landscaped, the backyard includes a stamped concrete patio and a large gazebo with automated sprinklers in the front and back. It is minutes from top schools, shopping, recreation, and scenic walking/biking trails.