3420 Caribou Drive NW
Calgary, Alberta

MLS # A2217540

$2,289,000

Division:	Collingwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,016 sq.ft.	**Age:**	2025 (0 yrs old)
Beds:	5	**Baths:**	3 full / 1 half
Garage:	Triple Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Front Yard, Landscaped, Low Maintenance Landscape, Pie Shape		

Heating:	Boiler, High Efficiency, In Floor, ENERGY STAR Qualified Equipment, Fireplace(s), Forced Air, Natural Gas, Radiant, See Remarks	**Water:**	-
Floors:	Carpet, Hardwood, See Remarks, Tile	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Finished, Full	**LLD:**	-
Exterior:	Cement Fiber Board, Concrete, See Remarks, Wood Frame	**Zoning:**	R-CG
Foundation:	Poured Concrete	**Utilities:**	-

Features: Bar, Bookcases, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Dry Bar, French Door, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Smart Home, Soaking Tub, Steam Room, Storage, Sump Pump(s), Tankless Hot Water, Tray Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound

Inclusions: N/A

*** OPEN HOUSE SATURDAY JUNE 14, 2025 FROM 1:30 - 3:30*** Ironwood Custom Homes proudly unveils "Sandalwood," Collingwood's flagship residence, an architectural triumph of modern luxury and innovation. Unrivaled in sophistication, this home was built with meticulous care, strategic design, and cutting-edge technology. Set near Confederation, Canmore, and Nose Hill Parks, it blends timeless style with smart functionality. The soaring foyer opens to a spacious main level with warm white oak hardwood. The front-facing office is a standout, with French glass doors, a wall-to-wall built-in of cabinets, shelves, bookcases, an art wall, and discreet floor plugs for seamless productivity. A striking herringbone wall defines the dining area with bold texture and style. The kitchen pairs form and function with veined quartz countertops, panel-covered fridge/freezer and dishwasher, Wolf gas range, custom hood, pot filler, built-in convection and speed ovens, champagne bronze fixtures, a glass rinser, hidden island cabinetry, and a large central island. A full walk-in pantry includes a stand-up freezer, and a nearby bar hosts a dual-zone wine and beverage fridge. The mudroom features built-ins, drawers, coat hooks, a bench, and a wall-mounted Dyson vacuum. Expansive sliding glass doors and large windows flood the living room with natural light, highlighting built-ins and a sleek fireplace. Step onto the oversized deck complete with outdoor speakers, and into a sprawling backyard ideal for entertaining or everyday escape. The fully finished, heated triple garage ensures year-round convenience. Smart features include Alexa voice control, Lutron lighting, Sonos speakers, Ring cameras and doorbell, Nest thermostats, WiFi irrigation, and myQ garage openers. Upstairs, the primary suite is a private retreat with a

fireplace flanked by built-in cabinets and floating shelves, a reading nook, ceiling speakers, and a custom walk-in closet with drawers, shelving, and a full-length mirror. The spa-like ensuite features heated floors, a steam shower with body sprays, freestanding tub, double vanity with custom mirrors, a wall-hung toilet with bidet seat, a heated towel rack, and a lit wall-to-wall niche in the wet room. Two additional bedrooms, a full bath with double vanity, laundry, and an open-to-below view complete the upper level. The basement offers a full bar with dual-zone fridge, sink, glass rinser, and peninsula seating. A slat wall hides a wine room, while a herringbone wall opens to concealed storage. With in-floor heating, fireplace, media built-in, two more bedrooms, a full bath, and open flex space, this level is ready for entertaining. Located in a prestigious, family-focused community near top schools, hospitals, tennis courts, water parks, a new pump track, and miles of trails—this home defines luxury living.