



GRASSROOTS

REALTY GROUP

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**75 Anatapi Lane SW
Calgary, Alberta**

MLS # A2315892



\$2,400,000

Division:	Springbank Hill		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	2,887 sq.ft.	Age:	1975 (51 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	1.99 Acres		
Lot Feat:	Back Lane, Cul-De-Sac, Many Trees, Private, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle, Other	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

A truly rare offering along prestigious Anatapi Lane, this exceptional 2-acre property presents one of the finest remaining opportunities in one of Calgary's most exclusive enclaves. Positioned along Anatapi Ridge with breathtaking, west and southwest mountain views, this remarkable parcel offers an unparalleled canvas for those looking to design and build a legacy property where nature, privacy, and city convenience coexist seamlessly. Surrounded by mature trees, natural forest, and rustic walking trails, the setting feels worlds away from the city while remaining firmly connected to it. Nestled between two redeveloped estate properties, the surrounding landscape has already evolved, helping preserve the integrity of the views and prestige of this coveted streetscape for years to come. Imagine arriving to your property via the private, tree-lined approach of Anatapi Lane, where rolling landscapes, mountain vistas, and the quiet of acreage living welcome you home each day. Also imagine a life where your children can walk to top-rated schools and come home to a wonderful acreage lifestyle. Whether you envision enjoying the property as it exists today, renovating over time, or exploring future possibilities, properties like this within minutes to City amenities are difficult to find. The existing home offers over 5,225 sq. ft. of total developed living space and provides the flexibility to enjoy the property immediately while considering future plans. It has been thoughtfully upgraded over the years and with municipal water servicing connected in 2015, the property offers the unique balance of acreage living with the benefit of city water service. Perfectly positioned for lifestyle and convenience, the property is within walking distance to Aspen Landing Shopping Centre, close to top-rated schools including approximately a 30-minute walk to both Webber Academy and Calgary Academy, minutes to

the LRT, and offers quick access to Stoney Trail, connecting you effortlessly to every corner of the city. Despite the peaceful setting, downtown Calgary is only 12 km away, creating an exceptional balance between seclusion and convenience. Properties of this calibre, size, and setting are seldom available. A rare opportunity to secure an irreplaceable piece of Calgary's landscape while enjoying the privacy, views, and lifestyle that make Anatapi Lane one of the city's most coveted addresses.