



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

3 Mystic Ridge Way SW
Calgary, Alberta

MLS # A2335494



\$2,195,000

Division:	Springbank Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,033 sq.ft.	Age:	2025 (1 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Aggregate, Garage Faces Front, Insulated, Triple Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Stone, Stucco	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Soaking Tub, Storage, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Existing window coverings (blinds) are included and conveyed in "as is" condition.		

Brand new and never occupied, this exceptional custom estate offers over 4,200 sq. ft. of professionally developed living space, including a fully self-contained legal basement suite finished to the same exceptional standard as the main residence. Nestled within prestigious Mystic Ridge on a premium corner lot surrounded by mature trees, environmental reserve, and scenic walking paths, this home offers an extraordinary blend of privacy, luxury, and convenience. The striking acrylic stucco and stone exterior introduces an equally impressive interior where soaring ceilings, expansive windows, 8-foot interior doors on both the main and upper levels, wide-plank engineered hardwood flooring, designer lighting, and exceptional craftsmanship define every space. Built on a 9-foot foundation, the home is thoughtfully designed for everyday living and elegant entertaining. The open-concept main floor centres around a spectacular great room with a sleek gas fireplace and a chef-inspired kitchen featuring custom full-height cabinetry, quartz countertops with a full-height quartz backsplash, an oversized island, walk-through butler's pantry, and a professional appliance package including a 48-inch Dacor Dual Fuel Steam Range, panel-ready Dacor refrigeration, fully integrated Miele dishwasher, Panasonic built-in microwave, and premium Faber ventilation system. An office, custom mudroom with built-ins, and seamless access to the oversized triple attached garage complete the main level. The garage features premium epoxy flooring, integrated drainage, and upgraded side-mount garage door openers for exceptional functionality and a showroom-quality finish. Upstairs, the primary retreat features vaulted ceilings, oversized windows, a spacious walk-in dressing room, and a spa-inspired ensuite with a freestanding soaker tub, oversized glass shower, and dual vanities. A

spacious secondary bedroom features its own private ensuite, while two additional bedrooms are served by a beautifully appointed five-piece bathroom with dual vanities. The upper laundry room includes custom cabinetry and a utility sink. The professionally finished legal basement suite offers outstanding flexibility for multigenerational living, guests, or rental income while maintaining the same elevated design and quality. Additional highlights include central air conditioning, professionally landscaped grounds, and premium finishes throughout. Minutes from Aspen Landing, West 85th, championship golf, premier dining, and Calgary's finest private schools including Webber Academy, Rundle College, and Calgary Academy, with convenient access to downtown and the Rocky Mountains, this is a rare opportunity to own an exceptional custom residence in one of Springbank Hill's most exclusive communities. Schedule a showing with your favorite luxury Realtor® today!