



GRASSROOTS
REALTY GROUP

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3221 77 Street SW
Calgary, Alberta

MLS # A2336616



\$2,799,999

Division:	Springbank Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	4,208 sq.ft.	Age:	2006 (20 yrs old)
Beds:	7	Baths:	6 full / 1 half
Garage:	Additional Parking, Aggregate, Garage Door Opener, Garage Faces Side, Ins		
Lot Size:	0.26 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating: In Floor, Fireplace(s), Forced Air, Radiant

Floors: Carpet, Hardwood, Tile

Roof: Asphalt Shingle

Basement: Full

Exterior: Stone, Stucco, Wood Frame

Foundation: Poured Concrete

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: DC (pre 1P2007)

Utilities: -

Features: Bar, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Crown Molding, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Sauna, Soaking Tub, Storage, Tray Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound

Inclusions: Infrared Sauna, Prep Kitchen Dishwasher, Lower-level Dishwasher, Second Kitchen Microwave, Prep Kitchen Refrigerator, Primary Bedroom Beverage Fridge, Lower-level Beverage Fridge, Security Camera(s), Alarm System & All Components.

In the heart of the prestigious neighborhood of Springbank Hill sits 3221 77 St SW. Perched to capture sweeping Rocky Mountain vistas and golden Western sunsets, this custom-crafted estate is a rare statement of luxury — more than 6,400 square feet of refined living across three fully finished levels, including a walkout lower level built for gathering. Seven bedrooms and seven baths (six full) give the home extraordinary versatility, beginning on a main floor designed to live large: a private bedroom with its own ensuite, a dedicated prep kitchen, an office with custom built-ins, a formal dining room, separate living and family rooms, and the everyday convenience of main-floor laundry. At the heart of it all, the gourmet kitchen is outfitted for the serious cook — premium appliances, a gas cooktop, built-in oven and dual microwaves, a double-drawer dishwasher, rich granite surfaces, a bar sink, and hand-built Cherrywood cabinetry, with warm heated floors carrying through the kitchen, spice kitchen, and laundry nook. Upstairs, the primary suite is a true owner's retreat, anchored by a sitting area with a fireplace, tray ceilings washed in soft accent lighting, a wet bar, and a private balcony framing the Rocky Mountain views. The spa-inspired ensuite invites you to unwind in a therapeutic steam shower or the jetted soaker tub, all set over heated floors, with a generous walk-in closet alongside. Three further bedrooms, two full baths, and a second laundry room round out this level with ease. The fully developed walkout basement extends the home's flexibility, offering ideal space for extended family or lively entertaining — two additional bedrooms bring the total to seven, joined by two more full baths, a dedicated theatre, a wet bar with wine cellar, and a sprawling recreation room. Throughout, the craftsmanship speaks for itself: a Tyndall Stone exterior, Cabreuva

hardwood, intricate millwork and trim, soaring ceilings, maple railings with wrought iron spindles, column accents, layered recessed lighting, and artisan-applied venetian finishing reveal thoughtful detail at every turn. Expansive windows along the main and upper levels pour in natural light while showcasing the stunning scenery beyond. Outdoor living is just as considered, with a wired indoor/outdoor sound system for endless summer barbecues on the covered rear patio or the upper deck — both plumbed with gas lines and ready for the outdoor kitchen of your dreams. Ideally positioned near Calgary's most respected schools at every level, including Webber Academy, Rundle College, Ambrose University, and Ernest Manning High School, with Aspen Landing, Signal Hill, and Westhills Towne Centre shopping and dining minutes away and quick connections to Stoney Trail.