

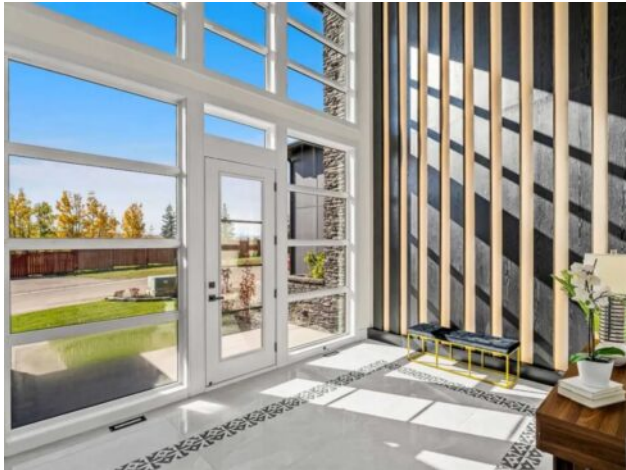


GRASSROOTS
REALTY GROUP

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3642 85 Street SW
Calgary, Alberta

MLS # A2351097



\$2,500,000

Division:	Springbank Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	4,009 sq.ft.	Age:	2026 (0 yrs old)
Beds:	7	Baths:	5 full / 2 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Few Trees, Paved, Private, Secluded, Views, Wooded		

Heating:	Forced Air	Water:	Public
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 0
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Metal Siding , Stone, Stucco	Zoning:	R-1s
Foundation:	ICF Block	Utilities:	Cable, Cable Internet Access, Cable Connected, Elect

Features: Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Recessed Lighting, Separate Entrance, Smart Home, Tankless Hot Water, Walk-In Closet(s), WaterSense Fixture(s)

Inclusions: N/A

OPEN HOUSE: Saturday, October 10, 12–3 PM & Sunday, October 11, 12–4 PM. Engineered for generations and finished for the most discerning buyer, 3642 85 Street SW is a custom two-storey walkout in Springbank Hill, Calgary, offering 4,008 sq ft above grade (RMS) plus a fully developed 1,899 sq ft walkout lower level — nearly 5,900 sq ft of developed living space with 7 bedrooms, 5 full and 2 half bathrooms, a dedicated home office, home gym, media room and bonus room, and three full kitchens plus a spice kitchen, minutes to Aspen Landing, top-ranked schools, Westside Rec Centre and the mountains. A dramatic open-to-above foyer makes a soaring first impression, while 10-foot ceilings and 8-foot solid wood doors set the tone across the main floor, where the great room gathers around a sleek linear gas fireplace and wide-plank hardwood flows into a formal dining area and a 25-foot chef’s kitchen appointed with Wolf, Bosch and KitchenAid appliances, smart sinks and a fully equipped spice kitchen tucked behind; a main-floor guest bedroom beside a full 3pc bath, a 2pc powder room and a large mudroom off the attached double garage — finished in durable epoxy, with an exposed aggregate driveway out front — complete the level. Upstairs, the open primary retreat features a 5pc spa ensuite with freestanding soaker tub, dual vanities and a walk-in closet; two additional bedrooms share a 4pc bath beside the sunlit bonus room and full laundry; and a private in-law wing delivers what multi-generational buyers search for — its own full second kitchen, spacious bedroom, 4pc ensuite and balcony. The walkout lower level extends the lifestyle with a third full kitchen, a 461 sq ft rec room with its own linear fireplace, dedicated media room, home gym, two more bedrooms, 4pc and 2pc baths, second laundry and a covered

patio opening to the yard. Comfort is built in from the ground up: in-floor heating, a high-efficiency combi boiler delivering heat and hot water on demand, and ICF foundation walls for exceptional warmth, quiet and energy performance — part of a professionally engineered structure that goes well beyond the ordinary, including a piled foundation with grade beams, a W360 structural steel beam carrying the open-concept main floor, West Fraser 2.0E LVL engineered beams, a 14" engineered I-joist floor system built to stiffer-than-standard L/480 deflection, and engineered tall-wall framing behind the dramatic ceiling heights. Springbank Hill luxury, multi-generational flexibility and construction quality written into every stamped drawing — homes of this calibre rarely come to market. Join us at the open house this weekend, or book your private showing today.