

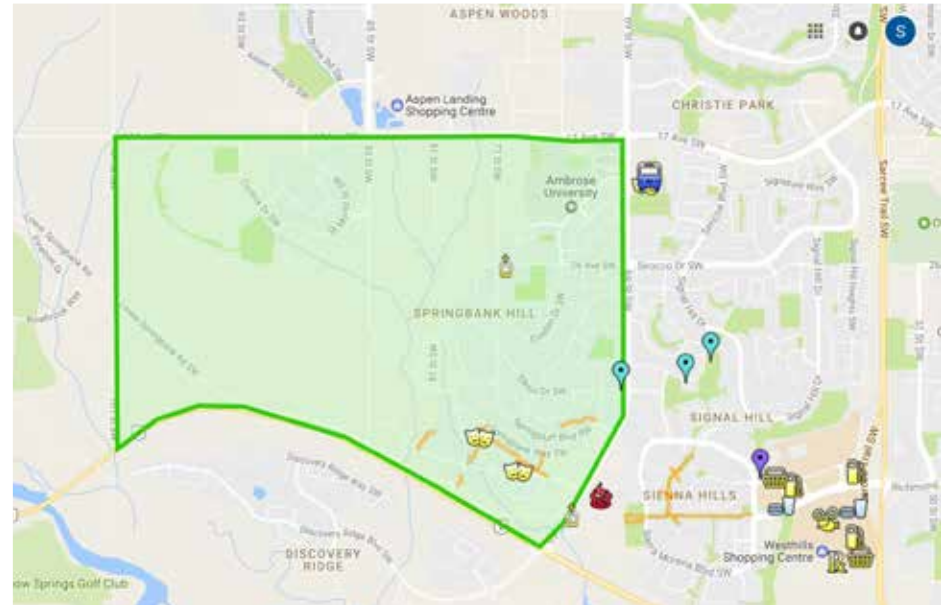
# FAMILY HOME

*Community of Springbank Hill*



**COLDWELL BANKER**  
MOUNTAIN CENTRAL  
**THE STARNES GROUP**

64 MYSTIC RIDGE WAY SW | CALGARY, ALBERTA, CANADA  
COMMUNITY OF SPRINGBANK HILL



## THE EXCEPTIONAL FAMILY COMMUNITY OF SPRINGBANK HILL IN SOUTHWEST CALGARY

Springbank Hill is a large and diverse community in the SW quadrant of Calgary bounded to the north by 17th Avenue, to the south by Glenmore Trail, to the east by 69th Street SW and to the West by 93rd Street SW. It is a part of the larger area in Southwest Calgary known as the 'West Side' or 'West Hills'. Springbank Hill as a neighborhood contains a number of subdivisions including Springborough, Summit of Montreux, Springbank Hill, Fortress, Anatapi, Mystic Ridge and Spring Valley estates. Springbank Hill was established in 1999, on land annexed to the City of Calgary in 1994.

Springbank Hill is centrally and conveniently located just a five minute drive away from the c-train station as well as to shopping areas including Aspen Landing, West Hills Shopping Centre, Strathcona Shopping Centre and the shops of West 85th. Westside Recreation Centre (a leisure lifestyle center for the whole family) is close by as are many of the best private and public schools in the city.

The quick access out to the highway for trips to Banff, Nakiska and Lake Louise make for a lovely drive. Shopping, schools and world-class amenities are so close at hand that you don't need to go far from this exclusive quiet enclave to get what you want and need.

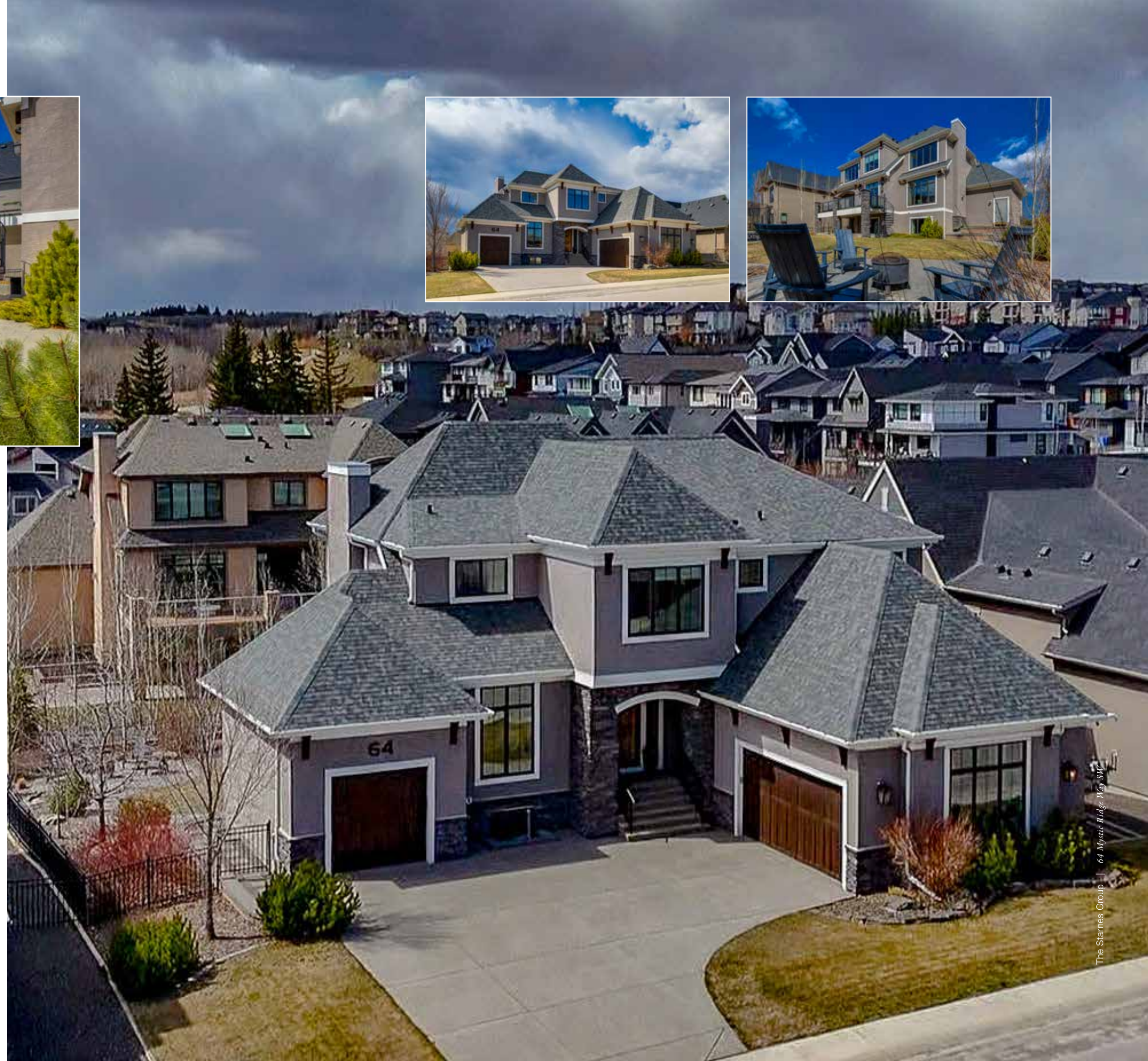






*Springbank Hill is one of the most sought-after communities in all of Calgary, it combines luxury living with everyday conveniences.*

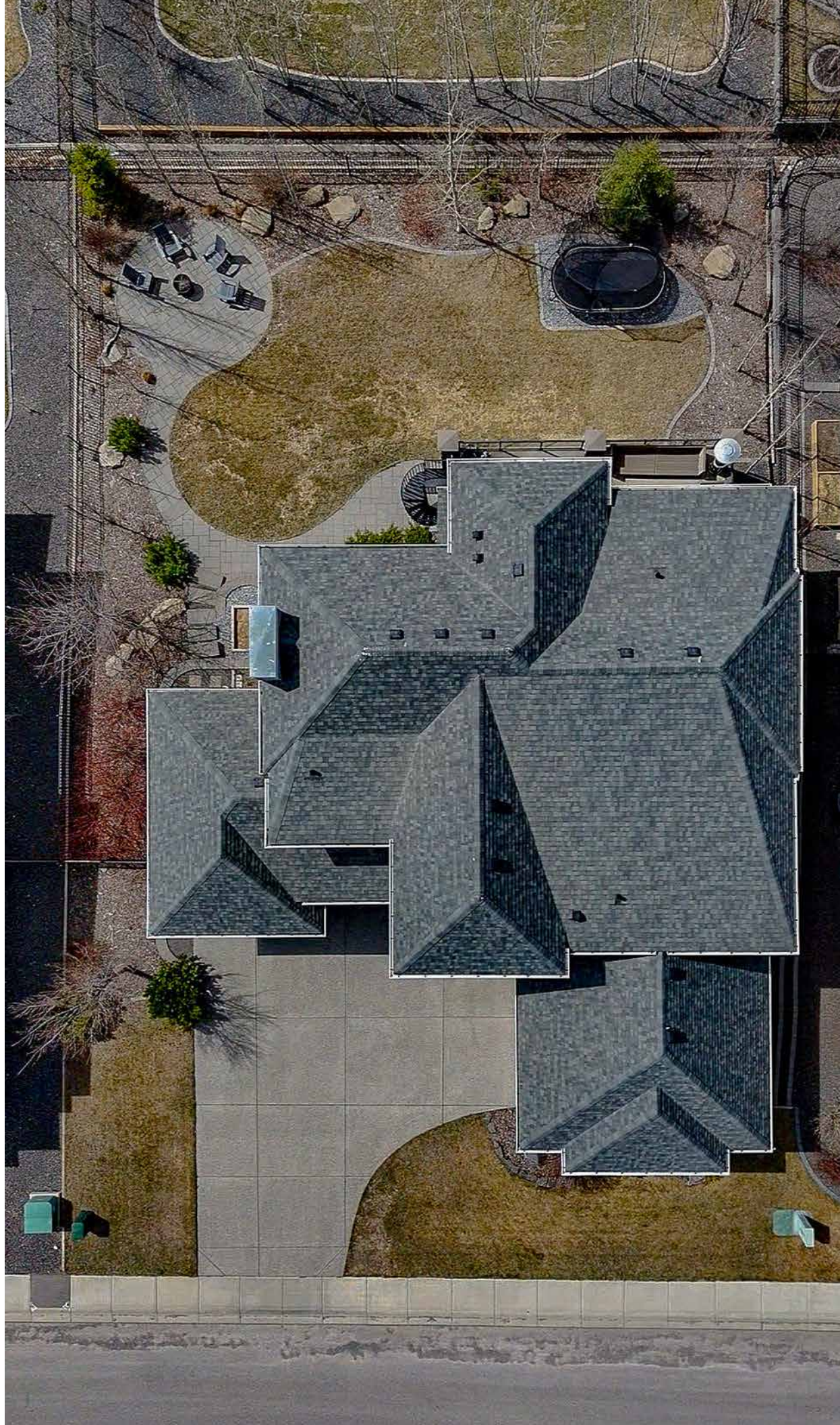




## FABULOUS LOCATION

A beautifully designed family home in the heart of Springbank Hill. This expectational “Calbridge Homes” residence located in the small community of MYSTIC RIDGE on a quiet street with stunning west exposure.

Ideally located just moments from Aspen amenities, this exceptional property offers convenient access to top-rated private and public schools, as well as nearby recreation facilities, trendy restaurants, and a nearby LRT station. Enjoy a short commute to downtown and effortless access to the Rocky Mountains, positioning this home in a highly sought-after location to experience the very best of Calgary and beyond.





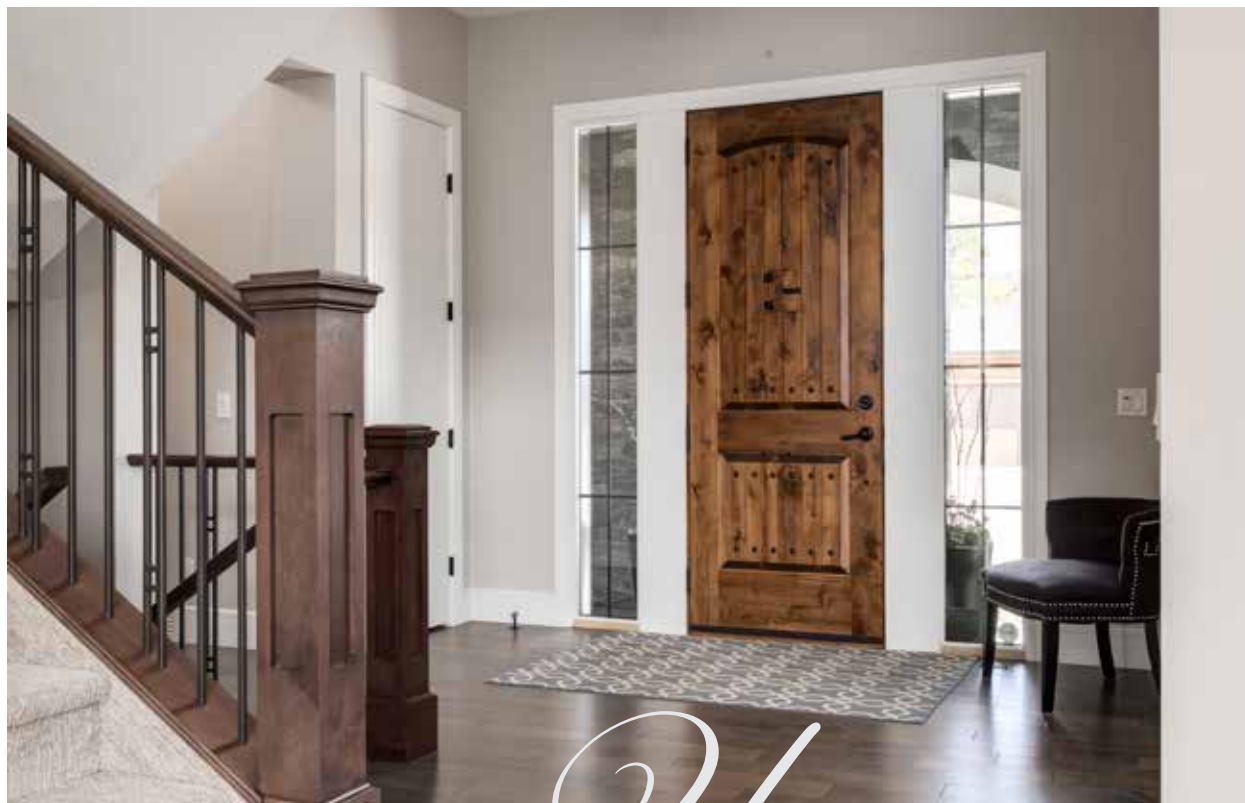
## CONTEMPORARY ARCHITECTURAL DESIGN

This masterfully designed “modern European” styled home seamlessly blends rich textural elements, featuring “hip roof” architectural detailing and rich pewter colored stucco paired with extensive stone masonry that frames the grand arched entrance and lower perimeter of the front façade. Classic wall lanterns, lovely frieze board set beneath the soffit, and wood corbel detailing add touches of European elegance to the exterior façade. Landscape lighting illuminates the stone pathways. Oversized, black-framed windows provide a contemporary contrast while offering subtle glimpses of the refined finishes within. Completing this beautiful home is a triple-attached garage with rich carriage-style doors, perfectly coordinated to match the home’s elegant palette. The overall curb appeal is exceptional.







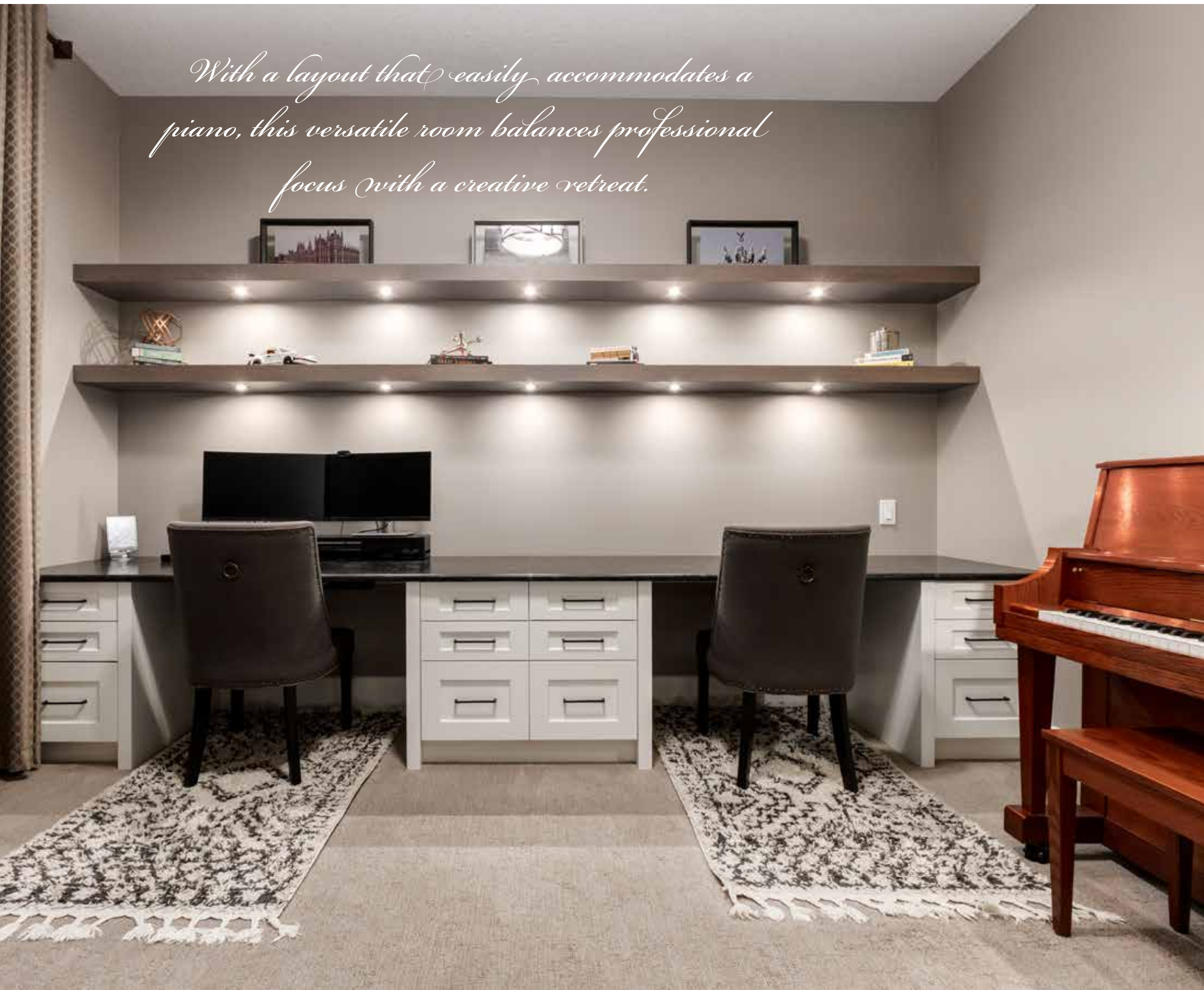


## YOU HAVE ARRIVED...

Upon entering the foyer, you are immediately greeted by an oversized solid wood 8-foot custom door that serves as a magnificent centerpiece for the home. This rich, walnut-stained entrance door features traditional metal clavo and iron detailing, and two towering glass sidelights that flood the spacious entryway with natural light. Wide-plank hardwood floors create a seamless transition into the rest of the home, offering an ambience that is both grand and warmly inviting.



*With a layout that easily accommodates a piano, this versatile room balances professional focus with a creative retreat.*



## DEN

Tucked behind elegant double French doors with fluted glass, this private east-facing den is a quiet sanctuary designed for both productivity and inspiration. The space has lovely high ceilings and features a built-in double workstation with sleek dark countertops and ample white cabinetry, topped with floating shelves and integrated designer lighting.





## LIVING ROOM SPACE

At the heart of the home lies the great room, centered around a timeless gas fireplace surrounded with floor-to-ceiling natural ledgerstone. This fireplace is framed by vertical timber pillars and a matching mantle, creating a space that is both grand and incredibly warm. Expansive windows with a west exposure flood the room with natural light, making this the perfect gathering space for cherished moments with family and friends.

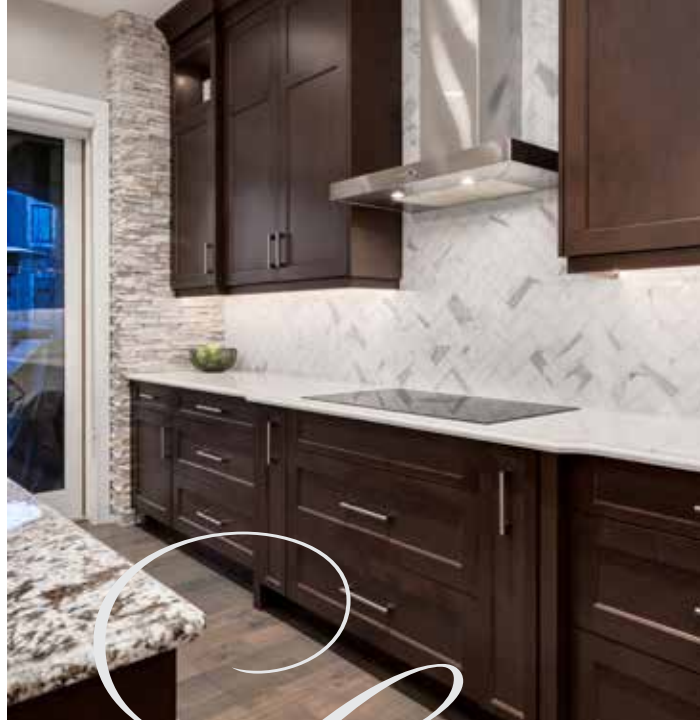




## DINING ROOM

Enjoy daily meals in a large and functional dining space highlighted by a five-light chandelier with frosted glass shades. This elegant area is defined by natural ledge stone pillars that mirror the textures of the great room, creating a cohesive flow throughout the home.





## CHEF'S KITCHEN

The culinary heart of the home is a masterpiece of function and style, featuring rich wood cabinetry that offers a refined and welcoming aesthetic. This space is fully equipped for the modern chef with high-end stainless-steel appliances, including a built-in wall oven and microwave, a sleek induction cooktop, and a premium Blanco dishwasher. A beautiful herringbone tile backsplash adds a soft, textured elegance behind the range, creating a polished design element.

A large central island with a granite countertop provides a natural gathering spot, featuring a raised section that hides the prep space and specialized built-in wine storage. The room is illuminated by thoughtful layers of light, ranging from glass lantern pendants to soft undermount lighting. Integrated lighting within the open shelving also highlights your favorite display pieces. A butler's pantry/server is set between the kitchen and large separate pantry storage room.



*Whether you are preparing a quick snack or hosting a multi-course dinner, this kitchen offers a warm and polished environment that makes everyday living feel like a luxury.*









# B

BONUS ROOM

The bonus room is the perfect spot for family gatherings, featuring large windows that keep the space bright and inviting. This flexible area is designed for movie nights or quiet study, offering a cozy media zone and a dedicated workspace.



*This room is a versatile retreat that fits every part of your family's lifestyle.*



# UPPER LIVING QUARTERS

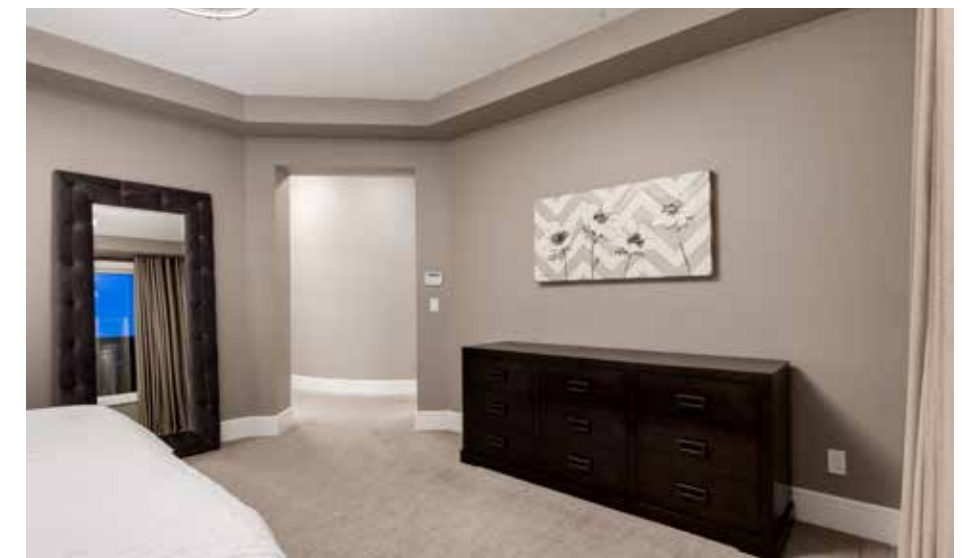
The upper-level features two spacious children's bedrooms, each with large closets, and a beautifully designed 4-piece shared bathroom. A conveniently located laundry room adds ease and functionality to daily routines.

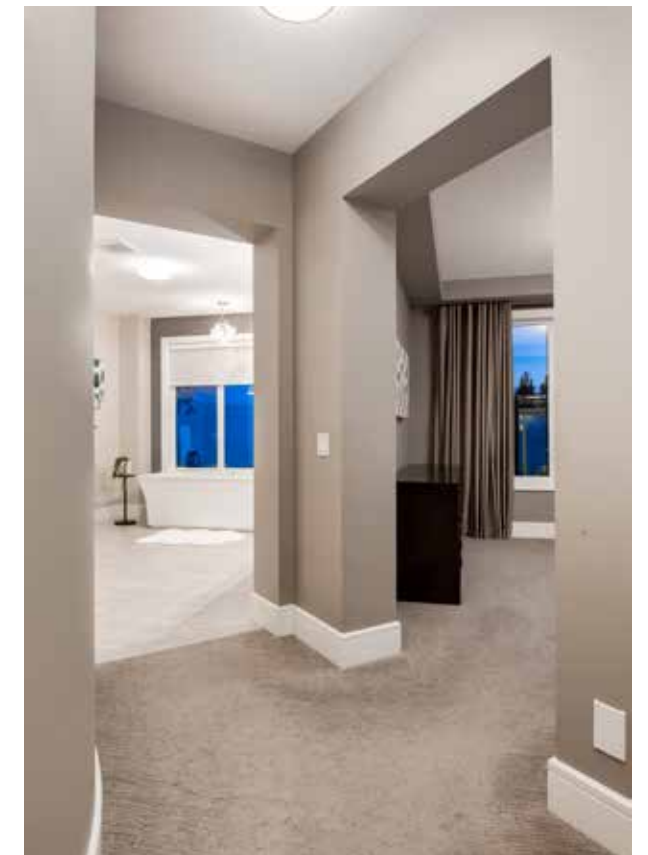




## PRIMARY RETREAT

The primary suite is an expansive luxury escape designed as a quiet sanctuary for relaxation. Large west-facing windows fill the room with natural light and frame the evening view. The space is highlighted by an incredible walk-in closet featuring extensive custom-built storage, tailored shelving, and integrated drawers for a high-end organization experience.





## ENSUITE

The ensuite offers a spa-like escape, featuring a deep freestanding soak tub set against a modern, textured tile feature wall. A delicate crystal chandelier adds an elegant touch above the tub, while sleek wall sconces provide ideal lighting for the large double vanity. The space is finished with beautiful floor tiles and a glass-enclosed shower with a built-in bench.



## LOWER-LEVEL ENTERTAINMENT

The fully finished walkout lower level is the ultimate space for hosting friends and family nights. A cozy media room with a built-in sound system creates the perfect setting for movies or the “big game”. This area is made for entertaining, featuring a sleek wet bar with a quartz countertop, bar fridge, and floating wood shelves.

Large windows and a glass door lead directly to the backyard, filling the entire level with natural light. This floor also offers incredible functionality with a dedicated home gym, a spacious fourth bedroom, and plenty of built-in storage to keep everything organized.







## OUTDOOR LIVING

The outdoor space offers multiple levels for hosting and family fun. The upper patio features glass railings and classic lantern lighting, providing an elevated spot for sunset views. A spiral staircase leads down to the covered lower patio, creating a seamless connection between the entertainment levels.

The backyard is professionally landscaped, featuring a stone pathway that winds toward a fire pit area which is ideal for evening gatherings. With a mix of manicured lawn, secure fencing, and direct walkout access from the lower level, this backyard is a great setting for summer BBQs and outdoor entertaining.





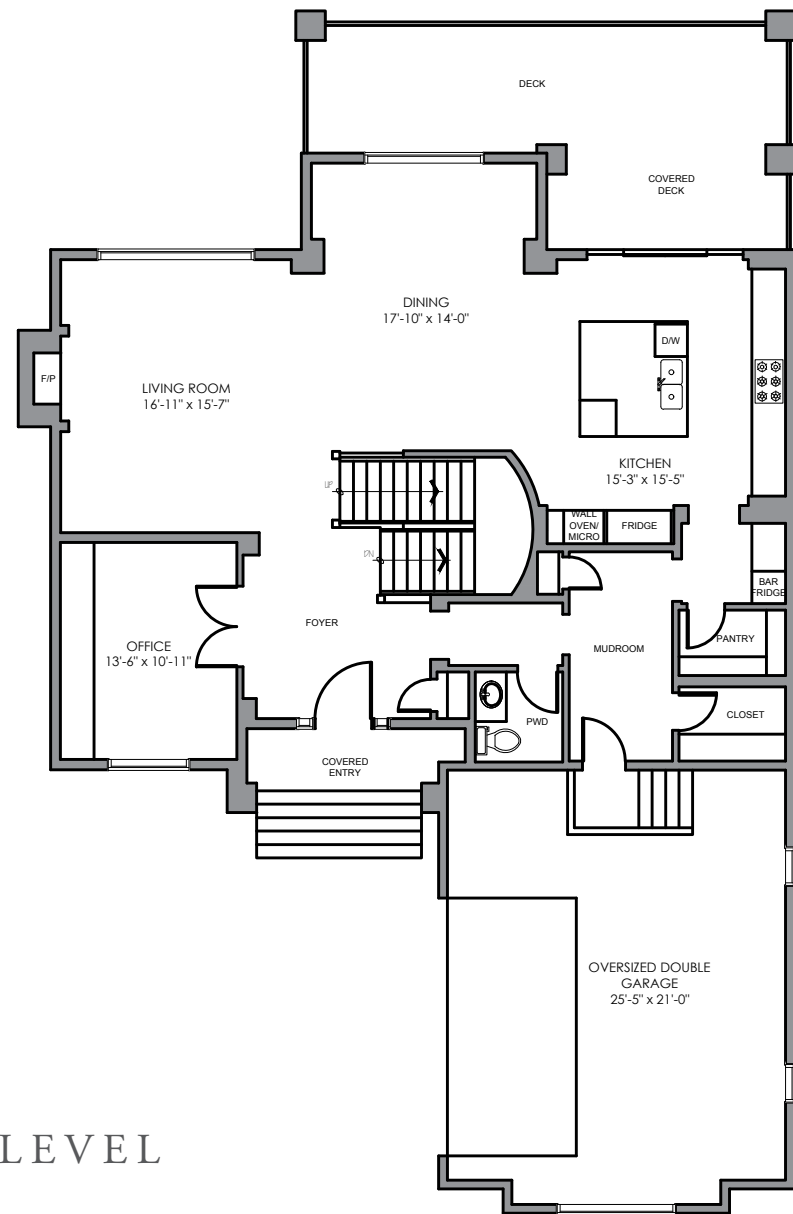


## UPGRADES AND FEATURES

- Custom wet bar added to the lower level featuring a bar fridge and floating wood shelves.
- Newly added dedicated office space.
- Two air conditioners, water softener, humidifier, and central vacuum system.
- In-floor heating in the basement bathroom.
- Spiral staircase added to the exterior connecting the outdoor levels.
- Driveway professionally sealed two years ago.



## MAIN LEVEL



Main Floor Space: square feet

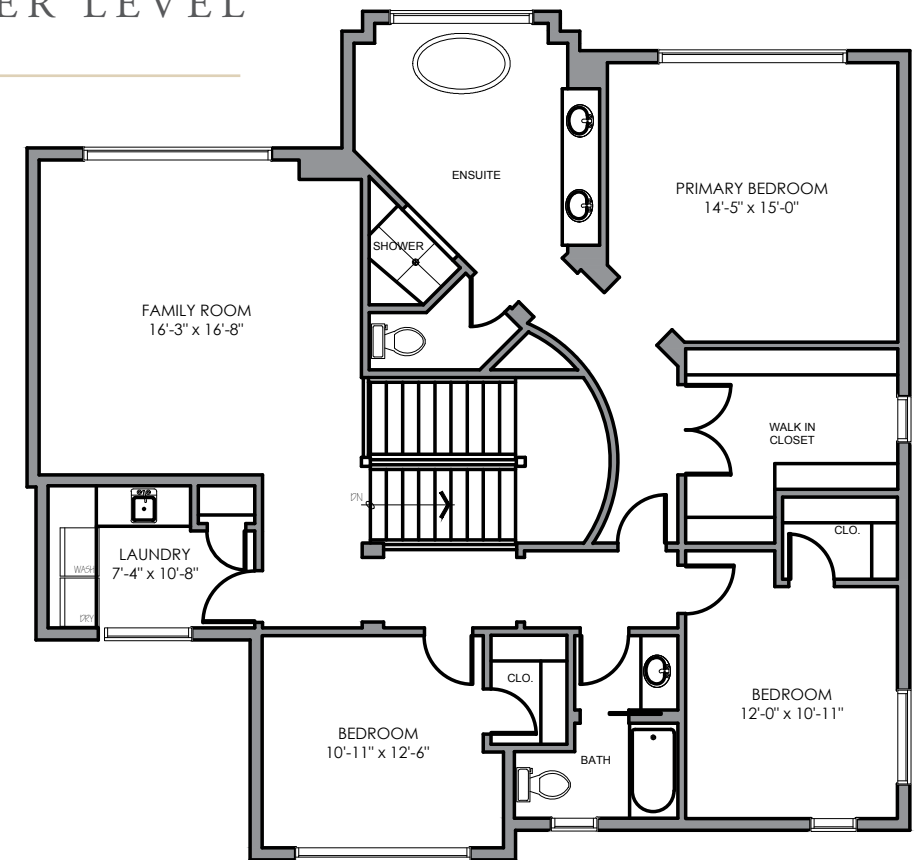
Upper Floor Space: square feet

Total Above Grade Floor Space: square feet

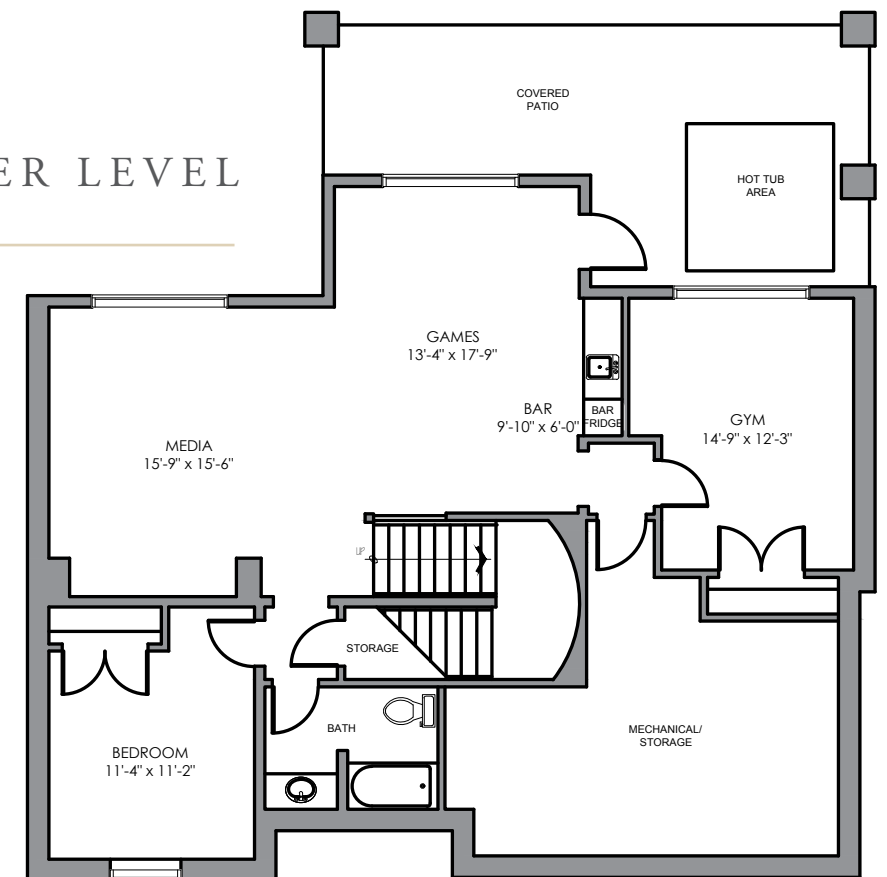
Lower Floor Space: square feet

Total Developed Floor Space: square feet

## UPPER LEVEL



## LOWER LEVEL





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