

\$1,999,900 - 3475 Springbank Drive Sw, Calgary

MLS® #A2214739

\$1,999,900

5 Bedroom, 4.00 Bathroom, 3,949 sqft

Residential on 0.30 Acres

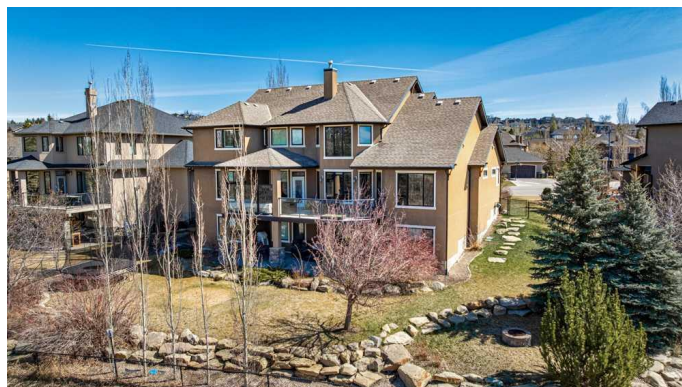
Springbank Hill, Calgary, Alberta

Set on a private, west-facing ravine lot in a quiet corner of Spring Valley Estates, this exceptional custom-built home offers over 6,300 square feet of thoughtfully designed living space. Surrounded by mature landscaping and backing onto a natural creek, the property boasts tranquility, privacy, and timeless curb appeal.

The main level features an expansive master retreat, with privacy and gorgeous west backing views of the valley, offering in-floor heat and a well-maintained ensuite ready for a future personal touch. Breathtaking dramatic open curved staircase greets you upon entrance, with 18-foot beamed ceilings beyond in the great room featuring a striking floor-to-ceiling stone fireplace, and hickory hazelnut hardwood throughout. Be inspired with the chef's kitchen boasting dual quartz islands, a Sub-Zero refrigerator, double ovens, warming drawer, and extensive custom cabinetry. The formal dining room and ravine-view family room offer elegant spaces for family and friends to gather.

A refined main floor office, an updated powder room with Swarovski crystal trim, and a spacious, bright mudroom/laundry area add both function and sophistication to complete the main floor living space.

Upstairs includes three spacious bedrooms—two with walk-in closets, a five-piece bath with double sinks, and a bright bonus room including extensive custom built-in cabinetry. Make your way downstairs and



enjoy a fully developed walkout basement offering an oversized rec room with an additional fireplace, a walk-up bar, home theatre with equipment, gym, fifth bedroom, full bath, and abundant storage.

Enjoy expansive outdoor living with two large decks—an upper deck that is partially covered for year-round comfort, and a full lower deck that flows seamlessly into the professionally landscaped yard. A firepit and peaceful ravine views complete the setting, offering the ultimate in privacy and natural beauty.

A rare opportunity to own an expansive, well-appointed estate lot in one of Calgary's most exclusive communities.

Built in 2006

Essential Information

MLS® #	A2214739
Price	\$1,999,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,949
Acres	0.30
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	3475 Springbank Drive Sw
Subdivision	Springbank Hill
City	Calgary
County	Calgary
Province	Alberta

Postal Code T3H5N2

Amenities

Parking Spaces 3
Parking Triple Garage Attached
of Garages 3

Interior

Interior Features Beamed Ceilings, Built-in Features, Central Vacuum, Closet Organizers, Crown Molding, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Storage, Sump Pump(s), Tankless Hot Water, Walk-In Closet(s)
Appliances Built-In Refrigerator, Dishwasher, Double Oven, Garage Control(s), Garburator, Gas Cooktop, Microwave, Range Hood, Refrigerator, Warming Drawer, Washer/Dryer, Window Coverings
Heating Forced Air, Natural Gas
Cooling Central Air
Fireplace Yes
of Fireplaces 3
Fireplaces Gas
Has Basement Yes
Basement Finished, Full, Walk-Out

Exterior

Exterior Features Balcony, BBQ gas line, Fire Pit, Private Yard
Lot Description Back Yard, Backs on to Park/Green Space, Landscaped, Lawn, No Neighbours Behind, Pie Shaped Lot, See Remarks, Treed, Views
Roof Asphalt
Construction Composite Siding, Stone, Stucco, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed April 25th, 2025
Days on Market 49
Zoning DC

Listing Details

Listing Office Lee Associates Calgary Inc

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and

the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.