

\$2,095,000 - 3475 Springbank Drive Sw, Calgary

MLS® #A2214739

\$2,095,000

5 Bedroom, 4.00 Bathroom, 3,949 sqft
Residential on 0.30 Acres

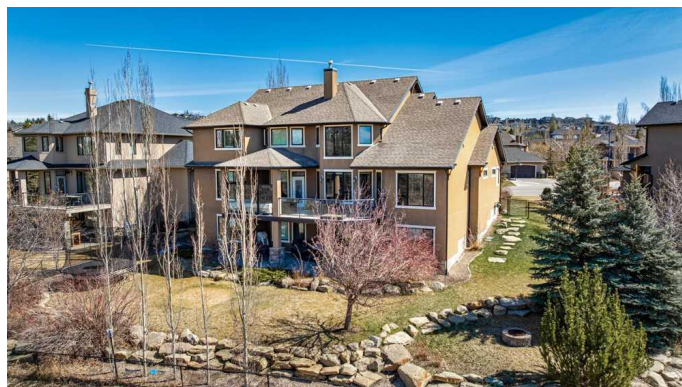
Springbank Hill, Calgary, Alberta

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 delivers tranquility, privacy, and timeless curb appeal.

The main level features a dramatic open curved staircase, a great room with 18-foot beamed ceilings and a striking floor-to-ceiling stone fireplace, and hickory hazelnut hardwood throughout. The chef's kitchen includes dual quartz islands, a Sub-Zero refrigerator, double ovens, warming drawer, and extensive custom cabinetry, while the formal dining room and ravine-view family room offer elegant spaces 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. The main floor primary suite offers in-floor heat, generous proportions, and a well-maintained ensuite ready for a future personal touch.

Upstairs includes three spacious bedrooms—two with walk-in closets—a five-piece bath, and a bright bonus room with a wall of custom built-in cabinetry. The fully developed walkout basement offers 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 in one of Calgary's most exclusive communities.

Built in 2006

Essential Information

MLS® #	A2214739
Price	\$2,095,000
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, Washer/Dryer, Window Coverings, Warming Drawer

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

of Fireplaces 3

Fireplaces Gas

Has Basement Yes

Basement Finished, Full

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 9

Zoning DC

Listing Details

Listing Office Lee Associates Calgary Inc

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