

\$2,275,000 - 222 Mystic Ridge Park Sw, Calgary

MLS® #A2081602

\$2,275,000

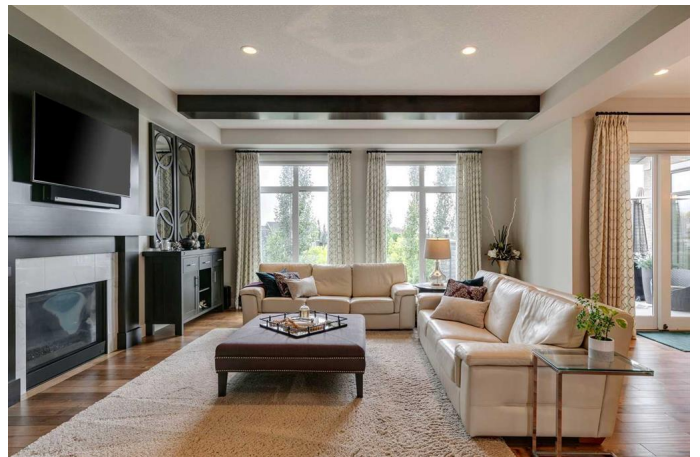
4 Bedroom, 5.00 Bathroom, 3,551 sqft

Residential on 0.25 Acres

Springbank Hill, Calgary, Alberta

Nestled in an private, affluent cul-de-sac with mountain views just moments away from the vibrant Aspen Landing and Westhills shopping districts, this property offers the epitome of luxurious living. Every detail has been thoughtfully considered resulting in a tastefully designed home perfect for hosting big family gatherings. The open concept living room, kitchen, and dining area beckon with their warm ambiance and bright interiors.

Hand-scraped hardwood floors add character to the space, while a cozy fireplace and wood-beamed ceiling in the living room create an inviting atmosphere. The kitchen is a chef's dream, boasting an abundance of storage, a beautiful wood island, and a walk-in pantry. It's equipped with top-of-the-line appliances, including a built-in coffee maker, a 6-burner range, wall oven, microwave, and glass display cabinets. Adjacent to the kitchen is the dining area, surrounded by windows that bathe the space in natural light. Double chandeliers hang gracefully over the table and a bar with a sink, and beverage fridge is tucked to the side. A home office provides a tranquil space for working quietly. Upstairs, a bonus room is ideal for watching TV. Two generously sized bedrooms, each with walk-in closets and bathrooms, provide comfortable spaces for children. The luxurious primary bedroom offers a vaulted ceiling and breathtaking views. The expansive walk-in closet is a fashion lover's dream, while the ensuite bathroom features a steam shower with multiple shower heads, a



soaker tub, a makeup counter, and linen storage. The laundry room on this level is both functional and stylish, complete with a hanging rod for air-drying clothes. Downstairs, the walk-out basement is a haven for entertainment, with a guest bedroom, a bathroom, a games area that currently serves as a gym, and a recreation room with a TV. The fully equipped bar features a wine fridge, beverage fridge, dishwasher, and sink, making it a hub for social gatherings. There is also an ample storage room to keep you organized and a crafting area. Stepping outdoors, you'll find a spacious upper deck where you can unwind while enjoying breathtaking sunset views. The lower patio provides a seating area, a covered section to beat the summer heat, and a hot tub, creating a serene retreat for relaxation and gatherings. This property backs onto a natural wooded reserve area with a bike path meandering through a serene ravine. A nearby playground is a bonus for families, offering a fun and safe place for children to play. Additional features of this remarkable home include air conditioning, an irrigation system, built-in speakers, and a storage shed. The double garage connects seamlessly to the spacious mudroom, complete with lockers and a walk-in closet. A second single garage is ideal for storing sporting equipment, yard supplies, and more. With its perfect blend of elegance, practicality, and entertainment potential, this exceptional property offers an unparalleled lifestyle.

Built in 2015

Essential Information

MLS® #	A2081602
Price	\$2,275,000
Sold Price	\$2,222,000
Bedrooms	4

Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,551
Acres	0.25
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	222 Mystic Ridge Park Sw
Subdivision	Springbank Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H1S8

Amenities

Parking Spaces	8
Parking	Triple Garage Attached

Interior

Interior Features	Beamed Ceilings, Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Crown Molding, Double Vanity, French Door, High Ceilings, Kitchen Island, Pantry, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Freezer, Garage Control(s), Garburator, Gas Stove, Microwave, Range Hood, Refrigerator, Wall/Window Air Conditioner, Washer, Water Softener
Heating	In Floor, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full

Exterior

Exterior Features	Lighting, Rain Gutters
Lot Description	Backs on to Park/Green Space, Landscaped, Underground Sprinklers, Pie Shaped Lot, Private, Treed, Views
Roof	Asphalt
Construction	Stone, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	September 22nd, 2023
Date Sold	November 9th, 2023
Days on Market	48
Zoning	R-1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX HOUSE OF REAL ESTATE
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