

# \$1,950,000 - 39 Anatapi Lane Sw, Calgary

MLS® #A2168098

**\$1,950,000**

5 Bedroom, 5.00 Bathroom, 2,790 sqft

Residential on 2.00 Acres

Springbank Hill, Calgary, Alberta

STRIKING, MID-CENTURY MODERN architecture, Palm Springs meets the Prairie, MOUNTAIN VIEWS, an exclusive estate community, a mature 2 acre lot within the city limits (a RARE OPPORTUNITY), with close proximity to all the Westside has to offer – GORGEOUS! This expansive, 2790 sq ft walkout bungalow presents a variety of impressive architectural features with a towering stone fireplace, under a 15 foot open beam, vaulted ceiling, a volume of skylights offer a soft natural light, reflecting off of the stone accents, floor to ceiling windows capture the abundance of trees on your private, mature 2 acres, the walkout level invites social gatherings with a wetbar, sunken living room and wood burning fireplace . On arrival a sweeping drive leads you through the trees to an impressive entrance. The main level offers a large entertaining living space, where the towering stone fireplace features prominently, under a 15 ft wood ceiling. The floor plan flows easily between the living space, kitchen, dining room and den/home office. The primary retreat features impressive views of the property, where moose and deer play, and direct access to the expansive rear deck – with a WARM western exposure and a MOUNTAIN VIEW! The primary enjoys a 5pc en suite, with separate soaker tub under a picture window and a wall of trees. There is a second bedroom and full bath on the main as well. The walkout level, offering an additional 2435 sq ft of living space, is accessed by a



sweeping staircase leading directly to a stately wetbar and entertaining spaceâ€¦ a sunken living room, wood burning fireplace, games area and a separate fitness spaceâ€¦ all of this with direct access to a lower deck and a spectacular property. The walkout level offers three additional beds, one with a private en suite and the other two sharing a fourth full bath.

Built in 1979

### Essential Information

MLS® #	A2168098
Price	\$1,950,000
Sold Price	\$1,800,000
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,790
Acres	2.00
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

### Community Information

Address	39 Anatapi Lane Sw
Subdivision	Springbank Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 4G2

### Amenities

Amenities	Playground
Parking Spaces	10

Parking	Triple Garage Attached
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## Interior

Interior Features	Beamed Ceilings, Breakfast Bar, Double Vanity, No Smoking Home, Skylight(s), Vaulted Ceiling(s), Wet Bar
Appliances	Dishwasher, Dryer, Electric Stove, Freezer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Wine Refrigerator
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	Awning(s), Balcony, Private Yard
Lot Description	Gentle Sloping, No Neighbours Behind, Irregular Lot, Many Trees, Views
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	September 23rd, 2024
Date Sold	October 4th, 2024
Days on Market	10
Zoning	DC
HOA Fees	175.00
HOA Fees Freq.	MON

## Listing Details

Listing Office	RE/MAX First
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