



\$ 4,750,000.00

## 3421 85 STREET SW CALGARY

<https://paulbrinton.com>

Welcome to this stunning Acreage Estate in the City - just 20 minutes from downtown core , perfectly positioned on 2.22 acres in coveted location in Springbank Hill! Exceptionally well appointed throughout, the 5-bed, 6-bath residence with over 7,000 sqft of living area - designed by the renowned Alberta Architect...

- 5 beds
- 6 baths
- Detached
- Residential
- Active

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## BASIC FACTS

**Style:** 2 Storey, Acreage with Residence

**MLS ® #:** A1153058

**Type:** Detached

**Bedrooms:** 5

**Baths Half:** 1

**Status:** Active

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Not a Condo

**Post Updated:** 2021-11-29 19:08:17

**Bathrooms:** 6

**Bedrooms Above Grade:** 2

**Date added:** 10/08/21

**Two Piece Bath:** 1

**Lot size:** 96703 sq ft

**Year built:** 2009

**Parking:** Garage Door Opener, Heated Garage, Oversized, Quad or More Attached, Quad or More Detached, RV Garage, Secured

## PROPERTY FEATURES

**Garage YN:** Yes

**Fireplace:** 5

**Water Source:** Well

**Community Features:** Schools Nearby, Shopping Nearby

**Fencing:** None

**Cooling:** Central Air

**Total Parking:** 16

**Flooring:** Carpet, Ceramic Tile, Hardwood

**Fireplace Features:** Bedroom, Den, Double Sided, Family Room, Gas, Library, Living Room, Mixed, Other, Wood Burning

**Exterior Features:** Built-in Barbecue, Fire Pit, Lighting, Private Entrance, Private Yard

**District:** CAL Zone W

**Inclusions:** See supplements for complete list.



**Interior Features:** Bar, Bookcases, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Recreation Facilities, Sauna, Soaking Tub, Storage, Walk-In Closet(s)

**Roof Type:** Asphalt Shingle

**Sewer Septic:** Septic Field

**Lot Features:** Back Yard, Front Yard, Landscaped

**Heating Type:** In Floor, Forced Air, Hot Water, Natural Gas

## PROPERTY INFORMATION

**Basement:** Finished, Walk-Out

**Laundry features:** Multiple Locations

**Transaction Type:** For Sale

**Photo Count:** 50

**Unit Exposure:** W

**Suite:** No

**Frontage Metres:** 43.59M 143`0"

**Living Area SF:** 5054.44

**Structure Type:** House

**Restrictions:** None Known

**Levels:** Two

**Zoning:** DC (pre 1P2007)

**List Price Square Foot:** \$ 1,005.06

**Rooms Above Grade:** 10

**Construction Materials:** Stone, Stucco, Wood Frame

**Foundation:** Poured Concrete

**Appliances:** Bar Fridge, Built-In Gas Range, Built-In Oven, Built-In Refrigerator, Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer, Window Coverings

**Subdivision Name:** Springbank Hill

**Lot Size Acres:** 2.22

