



\$ 6,900,000.00

## 3421 85 STREET SW CALGARY

<https://paulbrinton.com>

Keep for yourself and make it the lifestyle you have been waiting for.... Or develop for profit! - Acreage Estate in the City on 4.91 acres. 5 Bedrooms, 5 full and 1 half Bathrooms. Just 20 minutes from downtown core in the desirable community of Springbank Hill. A Luxury residence...

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

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## BASIC FACTS

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

**MLS ® #:** A1143262

**Type:** Detached

**Bedrooms:** 5

**Baths Half:** 1

**Status:** Active

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Not a Condo

## PROPERTY FEATURES

**Garage YN:** Yes

**Fireplace:** 5

**Water Source:** Well

**Utilities:** Natural Gas Paid,Electricity Paid  
For

**Post Updated:** 2021-11-29 19:18:14

**Bathrooms:** 6

**Bedrooms Above Grade:** 2

**Date added:** 09/26/21

**Two Piece Bath:** 1

**Lot size:** 213880 sq ft

**Year built:** 2009

**Parking:** 220 Volt Wiring, Additional Parking, Garage Door Opener, Garage Faces Front, Garage Faces Side, Heated Garage, Insulated , Oversized, Paved, Quad or More Attached, Quad or More Detached, Secured, Workshop in Garage

**Total Parking:** 16

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

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

**Community Features:** Park,Schools  
Nearby,Playground,Pool,Shopping Nearby



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

**District:** CAL Zone W

**Inclusions:** Bar Fridge, Refrigerator in Basement Bar, Ice Maker, Home-Entertainment / 8-Zone Stereo System c/w Sono Software, Speakers, Security System (Honeywell), Chandelier, built-in Steamer, Pot Faucet, 6 TVs, Pool Table, filtration, RO and water softener systems.

**Lot Features:** Back Lane,Back Yard,Backs on to Park/Green Space,City Lot,Brush,Lawn,Garden,Landscaped,Many Trees,Meadow,Underground Sprinklers,Private,Treed,Views,Wooded

**Heating Type:** High Efficiency,In Floor,Fireplace(s),Forced Air,Hot Water,Natural Gas

**Fencing:** None

**Cooling:** Central Air

**Interior Features:** Bidet,Bookcases,Built-in Features,Ceiling Fan(s),Central Vacuum,Chandelier,Closet Organizers,Double Vanity,French Door,Granite Counters,High Ceilings,Jetted Tub,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Recreation Facilities,Separate Entrance,Steam Room,Storage,Tankless Hot Water,Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s),Wet Bar,Wired for Data,Wired for Sound

**Roof Type:** Asphalt Shingle

**Sewer Septic:** Septic Field

## PROPERTY INFORMATION

**Basement:** Finished, Walk-Out

**Laundry features:** Lower Level, Main Level, Multiple Locations, Sink

**Transaction Type:** For Sale

**List Price Square Foot:** \$ 1,563.12

**Photo Count:** 50

**Levels:** Two

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

**Lot Dim Info:** 2 DC Zoned lots, 2.22 Acres & 2.69 Acres on 2 titles

**Title Land:** Fee Simple

**Rooms Above Grade:** 10



**Construction Materials:** Wood Frame

**Suite:** No

**Foundation:** Poured Concrete

**Frontage Metres:** 43.56M 142`11"

**Appliances:** Bar Fridge,Built-In Oven,Built-In Refrigerator,Central Air Conditioner,Dishwasher,Dryer,Freezer,Garage Control(s),Garburator,Humidifier,Microwave,Range Hood,Tankless Water Heater,Warming Drawer,Washer,Water Conditioner,Water Purifier,Water Softener,Window Coverings,Wine Refrigerator

**Living Area SF:** 5054.00

**Subdivision Name:** Springbank Hill

**Structure Type:** House

**Lot Size Acres:** 4.91

**Outbuildings:** Other

**Restrictions:** None Known

