

\$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

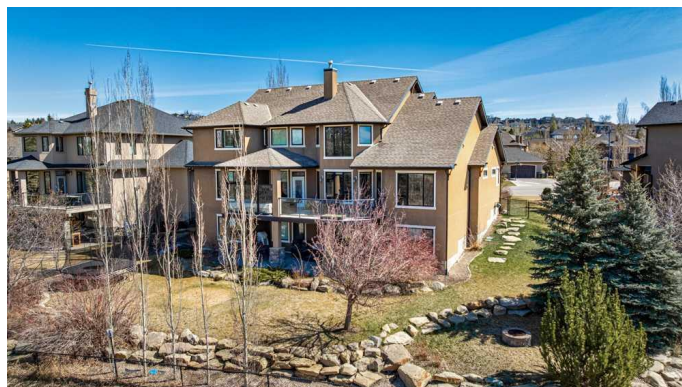
Springbank Hill, Calgary, Alberta

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 Built-in Features, Central Vacuum, Closet Organizers, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Storage, Walk-In Closet(s), Beamed Ceilings, Crown Molding, Sump Pump(s), Tankless Hot Water

Appliances Dishwasher, Garage Control(s), Garburator, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Built-In Refrigerator, Double Oven, Warming Drawer

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

of Fireplaces 3

Fireplaces Gas

Has Basement Yes

Basement Finished, Full, Walk-Out

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 13

Zoning DC

Listing Details

Listing Office Lee Associates Calgary Inc

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.