\$1,090,000 - 3096 85 Street Sw, Calgary

MLS® #A2203797

\$1,090,000

4 Bedroom, 4.00 Bathroom, 1,716 sqft Residential on 0.05 Acres

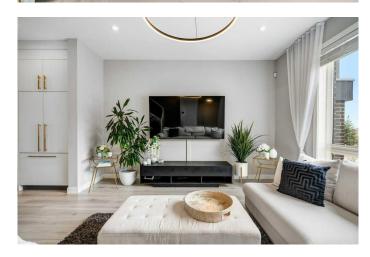
Springbank Hill, Calgary, Alberta

This former show home is loaded with style and upgrades including your own personal elevator and over 2,800 square feet of developed space on 4 levels of luxury! Truly a unique gem, with NO CONDO FEES and minimal outdoor maintenance for ease of lock and leave. Step into an estate townhome, offering a plan for a diverse age range including empty nesters to young families. This lavish townhome boasts 4 bedrooms, 4 baths, and a double attached garage with a full-size rear driveway, leaving enough room for 2 additional vehicles. Enjoy the stunning sunrise with two sprawling east facing outdoor spaces, offering just under 700 square feet of additional living space. Experience the upgrades that are expected in a former show home, showcased by central air, 9' painted ceilings, roller blinds, vaulted upper-level bedroom ceilings, wet bar, high efficiency furnace, water softener, surround sound, laminate floors throughout including staircases, EV plugs, and a heated garage.

Enter into a wide and bright open main floor plan, presenting a front lifestyle room with central kitchen, adorned with quartz counters and backsplash, custom hood fan, cabinet faced fridge, gas stove, flat panel extended cabinets, soft-close mechanics, and a plethora of cabinet and counter prep space. Enjoy seamless access to the rear oversized dining area, which welcomes you through the dual sliders to your expansive 21'x 21' (441 square







feet) vinyl deck. Here you will find breathtaking views, a BBQ gas line, and space for all sizes of seasonal furniture.

The upper plan begins with 2 front bedrooms and tremendous west mountain views, a tiled 4-piece guest bath with quartz storage vanity, 8' painted ceilings, and the convenience of upper laundry. The rear primary bedroom showcases east city line views with a walk-in closet and added built-ins, tiled 4-peice en-suite bath, dual sinks, 10 mil glass in the separate shower, and a quartz storage vanity. Did someone say elevator? From the upper level, past the main floor, and into the lower-level pre-garage, the ease of enjoyment comes standard. A perfect space for added guests, extended family or a recreation space, the lower level presents another full bath, massive 4th bedroom, wet bar, and the 2nd extensive outdoor partially covered vinyl deck with hose bib at 12'x 21' (252 square feet). Our garage level is home to your storage needs. The homes' utilities include a flood alarm, 9' ceilings, central vacuum canister, and wash basin, all connected to the side by side double attached and heated garage. Close access to all that Aspen Landing has to offer including tremendous schools, transit, quick access to Bragg Creek, 4 golf courses, and much more. This is the plan, design, upgrades and style to please any buyers' needs!

Built in 2020

Essential Information

MLS® # A2203797 Price \$1,090,000

Bedrooms 4

Bathrooms 4.00

Full Baths 3 Half Baths 1 Square Footage 1,716
Acres 0.05
Year Built 2020

Type Residential

Sub-Type Row/Townhouse

Style 3 Storey, Side by Side

Status Active

Community Information

Address 3096 85 Street Sw

Subdivision Springbank Hill

City Calgary
County Calgary
Province Alberta
Postal Code T3H 6C7

Amenities

Parking Spaces 4

Parking Additional Parking, Alley Access, Double Garage Attached, Driveway,

Garage Faces Rear, Heated Garage, In Garage Electric Vehicle

Charging Station(s)

of Garages 2

Interior

Interior Features Central Vacuum, Closet Organizers, Double Vanity, Elevator, High

Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Sump Pump(s), Vaulted Ceiling(s),

Vinyl Windows, Walk-In Closet(s), Wet Bar

Appliances Central Air Conditioner, Dishwasher, Dryer, Garage Control(s),

Garburator, Gas Stove, Microwave, Range Hood, Refrigerator, Washer,

Water Softener, Window Coverings, Wine Refrigerator

Heating Forced Air, Natural Gas

Cooling Central Air

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features BBQ gas line

Lot Description Back Lane, Landscaped, Rectangular Lot, Views

Roof Asphalt Shingle

Construction Brick, Composite Siding

Foundation Poured Concrete

Additional Information

Date Listed April 3rd, 2025

Days on Market 38

Zoning R-G

Listing Details

Listing Office RE/MAX First

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® 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.