



## 7 Mystic Ridge Way Calgary Alberta

\$2,200,000

Welcome to a striking architectural design Custom-Built Luxury Home at 7 Mystic Ridge Way SW, Springbank SW-A private, serene neighborhood offering breathtaking views and easy access to local amenities, and nature reserves. Total of 7 Bedrooms and 5 bath. 4 spacious bedrooms on the upper level, a private office and additional bedroom on the main floor, and a fully finished basement has 2 bedrooms, and a private Home Theater to enjoy the movies at home, and a Gym room. This Custom built home offers Grand Foyer Welcoming entrance leading to a spacious, open-concept living area that is Bright, open space with large windows that invite natural light & offer picturesque views of the surrounding area. Gourmet kitchen with premium appliances, custom cabinetry, granite countertops, & a large central island, A secondary spice kitchen is perfect for cooking spices. Elegant dining area ideal for family meals or hosting guests, Exterior deck allows & add extra sitting for BBQ parties. A well-sized guest or in-law bedroom on the main floor added for convenience. A stylish powder room located near the office on main floor. Upstairs welcomes you with upgraded staircase railing and wide open hallway leads to A luxurious master suite with walk-in closet, and a spa-inspired custom ensuite bath featuring Soaker Tub, glass-enclosed shower, double vanity, and designer finishes. 2 Additional Generously-sized bedrooms with ample closet space and sharing an attached bath (jack & Jill). Fourth bedroom also a master bedroom that has attached 4pc ensuite bath. Don't forget to enjoy the family time in the Bonus room upstairs. Upper-Level Balcony has Access from the Master bedroom ideal for enjoying views of the surrounding area or relaxing outdoors. Well-appointed full bathroom shared by 2 of the bedrooms on this level. Fully Finished Basement contemporary design with Separate walk up Entrance...

Recreational, Games room 31.17 Ft x 16.83 Ft

Other 8.00 Ft x 3.92 Ft

Media 13.08 Ft x 16.83 Ft

4pc Bathroom 9.33 Ft x 5.00 Ft

Bedroom 8.83 Ft x 13.25 Ft

Bedroom 12.17 Ft x 14.00 Ft

Exercise room 12.25 Ft x 8.00 Ft

Foyer 16.92 Ft x 18.00 Ft

Other 9.50 Ft x 9.42 Ft

Dining room 13.67 Ft x 7.58 Ft

Bedroom 9.67 Ft x 11.50 Ft

Study 9.75 Ft x 9.50 Ft

2pc Bathroom 5.42 Ft x 5.75 Ft

Other 9.58 Ft x 7.17 Ft

Storage 3.75 Ft x 9.50 Ft

Primary Bedroom 11.50 Ft x 12.17 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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Living room 20.83 Ft x 18.50 Ft

5pc Bathroom 12.00 Ft x 14.58 Ft

Kitchen 15.75 Ft x 18.50 Ft