

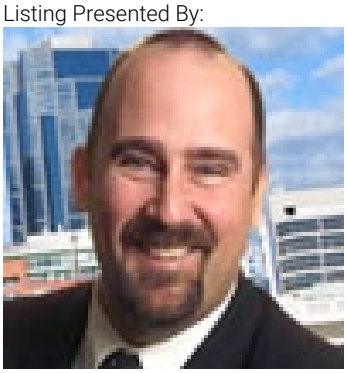
3642 85 Street Calgary Alberta

$2,500,000

OPEN HOUSE: Sunday, November 22, 12-2 PM. Engineered for generations and finished for the most discerning buyer, 3642 85 Street SW is a custom two-storey walkout in Springbank Hill, Calgary, offering 4,008 sq ft above grade (RMS) plus a fully developed 1,899 sq ft walkout lower level -- nearly 5,900 sq ft of developed living space with 7 bedrooms, 5 full and 2 half bathrooms, a dedicated home office, home gym, media room and bonus room, and three full kitchens plus a spice kitchen, minutes to Aspen Landing, top-ranked schools, Westside Rec Centre and the mountains. A dramatic open-to-above foyer makes a soaring first impression, while 10-foot ceilings and 8-foot solid wood doors set the tone across the main floor, where the great room gathers around a sleek linear gas fireplace and wide-plank hardwood flows into a formal dining area and a 25-foot chef's kitchen appointed with Wolf, Bosch and KitchenAid appliances, smart sinks and a fully equipped spice kitchen tucked behind; a main-floor guest bedroom beside a full 3pc bath, a 2pc powder room and a large mudroom off the attached double garage -- finished in durable epoxy, with an exposed aggregate driveway out front -- complete the level. Upstairs, the open primary retreat features a 5pc spa ensuite with freestanding soaker tub, dual vanities and a walk-in closet; two additional bedrooms share a 4pc bath beside the sunlit bonus room and full laundry; and a private in-law wing delivers what multi-generational buyers search for -- its own full second kitchen, spacious bedroom, 4pc ensuite and balcony. The walkout lower level extends the lifestyle with a third full kitchen, a 461 sq ft rec room with its own linear fireplace, dedicated media room, home gym, two more bedrooms, 4pc and 2pc baths, second laundry and a covered patio opening to the yard. Comfort is built in from the ground up: in-floor heating, a high-effic...

Primary Bedroom 20.42 Ft x 16.58 Ft
5pc Bathroom 13.08 Ft x 9.67 Ft
Bedroom 14.42 Ft x 12.50 Ft
4pc Bathroom 10.33 Ft x 5.00 Ft
Other 17.00 Ft x 11.08 Ft
Bonus Room 17.42 Ft x 12.83 Ft
4pc Bathroom 9.25 Ft x 5.00 Ft
Recreational, Games room 29.75 Ft x 16.25 Ft
Other 23.83 Ft x 11.50 Ft
Bedroom 11.50 Ft x 9.92 Ft
4pc Bathroom 8.08 Ft x 5.83 Ft
2pc Bathroom 5.83 Ft x 4.67 Ft

Listing Presented By:



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Bedroom 12.92 Ft x 11.33 Ft

Bedroom 16.75 Ft x 10.50 Ft

Laundry room 13.17 Ft x 6.75 Ft

Other 11.58 Ft x 6.50 Ft

Bedroom 17.00 Ft x 11.42 Ft

Media 15.50 Ft x 14.50 Ft

Exercise room 14.92 Ft x 12.58 Ft