# $1,100,000 - 3096 85 Street Sw, Calgary

MLS® #A2203797

**$1,100,000**
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 homesâ€™ 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 buyersâ€™ needs!

Built in 2020

## Essential Information

| | |
|---|---|
| MLS® # | A2203797 |
| Price | $1,100,000 |
| 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

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|---|---|
| Parking Spaces | 4 |
| Parking | Alley Access, Double Garage Attached, Driveway, Garage Faces Rear, Heated Garage, Additional Parking, In Garage Electric Vehicle Charging Station(s) |
| # of Garages | 2 |

## Interior

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|---|---|
| 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), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings, Wine Refrigerator, Garburator |
| Heating | Forced Air, Natural Gas |
| Cooling | Central Air |
| Has Basement | Yes |
| Basement | Finished, Full |

## Exterior

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| Exterior Features | BBQ gas line |
| Lot Description | Back Lane, Landscaped, Rectangular Lot, Views |
| Roof | Asphalt Shingle |

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| Construction | Brick, Composite Siding |
| Foundation | Poured Concrete |

## Additional Information

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| Date Listed | April 3rd, 2025 |
| Days on Market | 27 |
| Zoning | R-G |

## Listing Details

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| Listing Office | RE/MAX First |

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