

DEXTER/CO

LUXURY REAL ESTATE



CUSTOM ESTATE HOME

3221 77 ST SW

CALGARY, AB

COMMUNITY OF SPRINGBANK HILL

exp
REALTY

LUXURY

PROPERTY HIGHLIGHTS

7 BD 6.5 BA 6,426 SF

- WALK-OUT BASEMENT
- THREE CAR GARAGE
- RADIANT IN-FLOOR HEATING
- FIVE BEDROOMS ABOVE GRADE
- CLOSE PROXIMITY TO TOP PRIVATE & PUBLIC SCHOOLS
- ROCKY MOUNTAIN VIEWS
- MAIN FLOOR IN-LAW/GUEST SUITE
- PREP KITCHEN
- EASY ACCESS TO THE MOUNTAINS
- SHORT DISTANCE TO PUBLIC TRANSIT

PROPERTY STATS

PROPERTY TYPE

TWO STOREY

YEAR BUILT

2006

TOTAL DEVELOPED SF

6,426

ABOVE GRADE SF

4,208

LOT SIZE

.26 ACRES





TIMELESS ARCHITECTURAL DETAILS

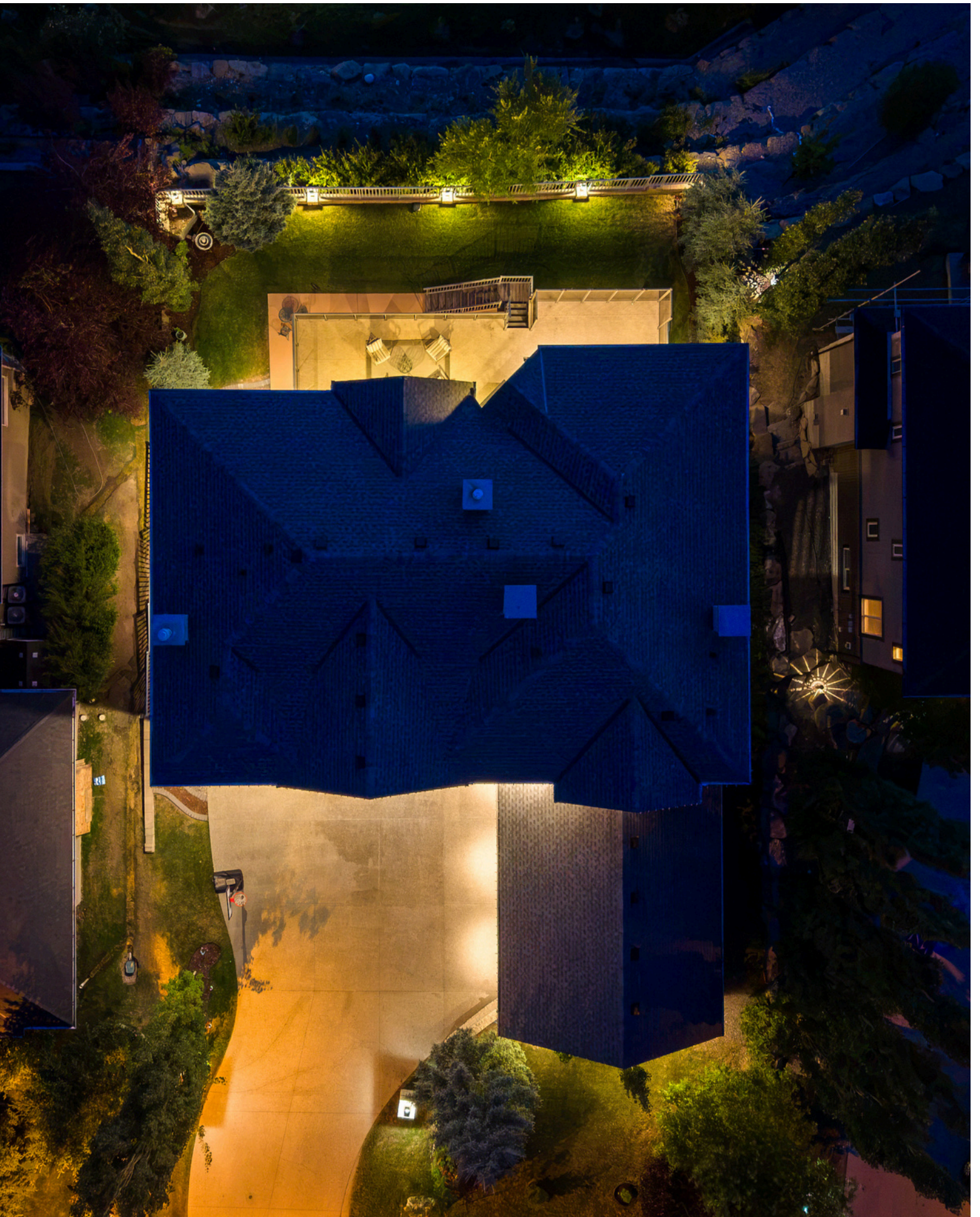
As you arrive at 3221 77 Street SW, set in the prestigious community of Springbank Hill, the timeless design and exceptional build quality are evident immediately.

KEY FEATURES:

- Beautiful stucco & stone exterior with Tyndall Stone skirting & facade detailing
- West-facing backyard with breathtaking Rocky Mountain views & golden sunsets
- Expansive windows throughout all three levels capturing an abundance of natural light
- Exposed aggregate driveway
- Irrigation system & a private, flat backyard
- Oversized attached triple car garage
- Fenced back yard







YOU HAVE ARRIVED

Soaring ceilings, rich millwork, and intricate architectural details are just some of the features that jump out as soon as you enter the front door.

KEY FEATURES:

- Custom deluxe front door opening to a grand interior
- Striking open-to-below feature connecting the main & lower level creating an abundance of natural light & architectural intrigue
- Soaring ceiling heights in the great room & 9-ft ceilings throughout the main floor
- Stunning natural exotic Brazilian Mahogany (Cabreuva)
- Rich millwork, crown molding, & trayed ceilings with Venetian finish & up-lighting
- Maple railings & column accents with wrought iron spindles
- Designer lighting throughout, including a Tiffany chandelier in the great room
- 8-ft doors on the main level









GRAND GREAT ROOM

The open floorplan flows into a dramatic great room, anchored by a striking fireplace and framed by walls of glass that showcase the views beyond.

KEY FEATURES:

- Floor-to-ceiling gas fireplace facade with Venetian finish
- Soaring ceiling with a Tiffany chandelier
- Trayed ceiling with Venetian finish & crown molding with up-lighting
- Two levels of windows flooding the room with natural light
- Striking waterfall feature
- Breathtaking Rocky Mountain views
- Double sided gas fireplace that also serves the family room









CUSTOM GOURMET KITCHEN

Whether you want luxury appliances, lots of storage, or an abundance of prep space, this gourmet kitchen has everything you need!

KEY FEATURES:

- Top of the line appliance package including a Monogram built-in oven, 4-burner gas cooktop with central griddle, Dacor refrigerator, Panasonic microwaves, & a Danby bar fridge
- Exquisite granite countertops
- Solid cherry wood custom cabinetry with soft-close doors & drawers
- Under-cabinet lighting
- Double stainless steel undermount sink & separate undermount bar sink
- Garburator
- Multiple large windows framing the mountain views
- Electric in-floor heating throughout the kitchen







PREP KITCHEN

Keep the main kitchen pristine while you entertain with a dedicated spice kitchen that makes hosting effortless.

KEY FEATURES:

- Separate, fully functional spice kitchen with electric range, dishwasher, & fridge
- Dedicated garburator
- Radiant in-floor heating
- Abundance of additional storage
- floor-to-ceiling solid wood cabinetry
- Granite counter tops
- Ideal for keeping cooking aromas and prep out of the main living space
- Seamless flow into mudroom, great for loading groceries!





DAILY DINING SPACES

Have breakfast as a family in the bright breakfast nook or dine with friends in the formal dining room, both with an abundance of space to accommodate families of any size!

KEY FEATURES:

- Designated breakfast nook centered on a trayed ceiling feature with crown molding
- Elegant formal dining room adjacent to the kitchen
- Trayed crown molding with up-lighting
- Room for a large hutch
- Designer chandelier





VERSATILE MAIN FLOOR LIVING

Thoughtfully designed for multi-generational living, the main floor offers a private guest suite alongside a refined executive office and more!

KEY FEATURES:

- Spacious family room adjacent to the kitchen featuring a floor-to-ceiling fireplace facade with Venetian finish, floating shelves, & custom built-ins
- Main floor guest suite with private 4-piece ensuite including a jacuzzi tub with six jets- ideal for elder visitors or extended family
- Executive office with coffered ceilings, custom built-ins, mountain views, & direct deck access
- Convenient main floor laundry with granite counters, sink, cabinetry, & heated flooring
- Spacious mudroom with bench seating
- Main floor 2-piece powder room







PRIMARY SUITE RETREAT

This grand primary suite is designed for relaxation and rejuvenation, providing a spacious retreat after a long day that you will come to love!

KEY FEATURES:

- Expansive upper-level primary bedroom with a sitting area & cozy gas fireplace
- Rocky Mountain views & a Romeo & Juliet balcony with double French doors
- Trayed crown molding with up-lighting & Venetian-finish ceiling
- Private wet bar with sink, fridge, & granite counters
- Walk-in closet with a center island
- Built-in speaker zones
- Spa-inspired ensuite with granite dual vanity, two storage towers, & a make-up desk nook
- Electric heated flooring
- Large glass-walled steam shower with bench seating, tile, 6 shower heads & 2 steam nozzles
- Built-in air-jetted tub with a TV above
- Private water closet











UPPER LEVEL ADDITIONAL BEDROOMS

Perfect for a growing family, this level offers three additional spacious bedrooms for the kids.

KEY FEATURES:

- Three additional generously sized bedrooms on the upper level
- 5-piece Jack & Jill bathroom serving two bedrooms, plus a 4-piece ensuite for the third
- Granite counters & solid wood cabinetry in the bathrooms
- One bedroom features a private balcony & built-in desk
- Second upper-level laundry room (stacked) for added convenience







LOWER LEVEL ENTERTAINING HAVEN

Hosting friends and family has never been easier with this fully developed walkout basement, providing ample space for extended families or entertaining!

KEY FEATURES:

- Radiant in-floor heating throughout with approximately 10-ft ceilings
- Media space centered on a gas fireplace
- Massive games area located next to the wet bar
- Dedicated theatre with surround sound, built-in screen & projector, crown molding, & trayed ceilings with up-lighting
- Wet bar with granite counters, fridge, dishwasher, sink, & a naturally cooled wine room
- Direct walkout access to the backyard





LOWER LEVEL AUXILIARY SPACES

Completing this ideal lower level are superb spaces that round out the overall functionality of the entire home.

KEY FEATURES:

- Two additional bedrooms (seven in total), one with a private 4-piece ensuite & great views
- Shared 3-piece bathroom with an infrared dry sauna for wellness living
- Lower-level home gym with window, closet, and a full mirror wall
- Ample storage and a dedicated furnace/utility room





PRISTINE OUTDOOR LIVING

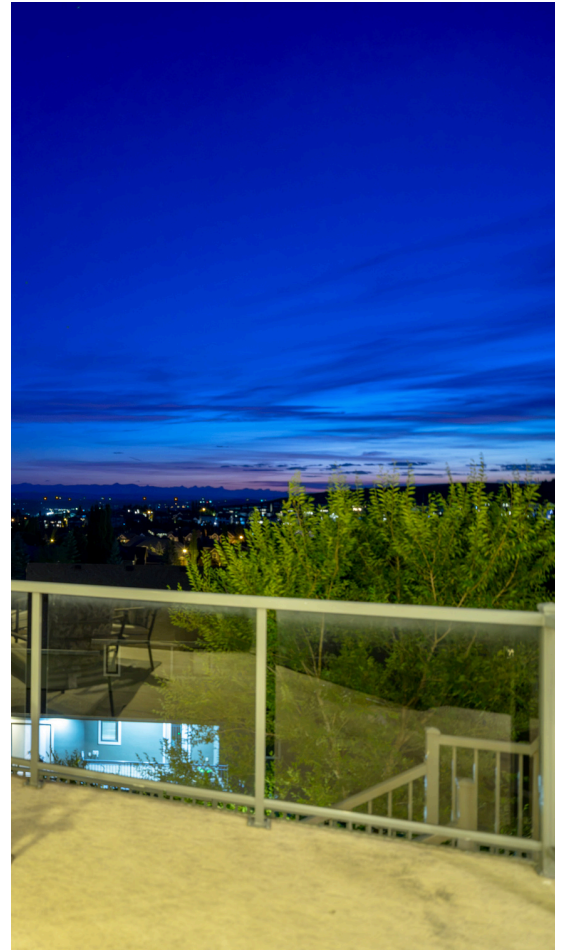
Designed for indoor-outdoor living, the outdoor spaces are ideal for entertaining while you take in the mountain views and sunsets.

KEY FEATURES:

- Glass-enclosed patio area - enjoy your meals outside, unbothered by the wind
- Covered back deck for endless BBQs & gatherings
- Upper-level deck to enjoy the views & sunsets
- Wired indoor/outdoor audio
- Main & lower decks fitted with gas lines, ready for your future outdoor kitchen
- Exposed aggregate driveway, irrigation, and a private, partially fenced yard













EXPANSIVE ATTACHED GARAGE

A functional standout, the attached triple garage offers room for vehicles, storage, and more.

KEY FEATURES:

- Triple attached garage with high ceilings
- Three single doors
- Rear access plus additional RV access/parking
- Parking for up to six vehicles in total, including the driveway
- Garage door openers and controls

ADDITIONAL HOME SPECS & INFO

General

- Each room is designed & built with angled structures, walls & windows to take advantage of SUN-LIGHT & unobstructed MOUNTAIN VIEWS throughout the day from sun rise to sun set
- Energy Efficient design & construction
- Exterior enveloped with Styrofoam for extra sound proofing & energy efficiency
- Expertly built & constructed in 2006-07 by a highly reputable builder, Spring Valley Estate Homes
- Built under the continuous supervision & timely inspections by a Professional Engineer



CONTINUED...

Exterior Finishing

- Dawn to dusk automatic light post at the driveway entrance
- High end shingle roof replaced in 2025 summer
- Stepped natural stone slopped backyard
- Outdoor security cameras
- Sprinklers Irrigation (programmable system)
- Landscaped with mature trees & shrubs
- Outdoor water & gas connections
- Wired 220 volt outlet for a future full size outdoor hot tub

Recent Updates & Upgrades

- Roof Replace (New) – 2025
- Main Fridge New – 2026
- A/C Unit Main Floor – 2024
- A/C Unit 2nd Floor – 2025
- Water Heaters 40G (2) – 2026
- Furnaces & Boiler Refurbished – 2025 including Ecobee Thermostat
- Main Kitchen Sink Garburator – 2026

MAIN LEVEL FLOORPLAN



MAIN LEVEL
2,252 SF

UPPER LEVEL FLOORPLAN

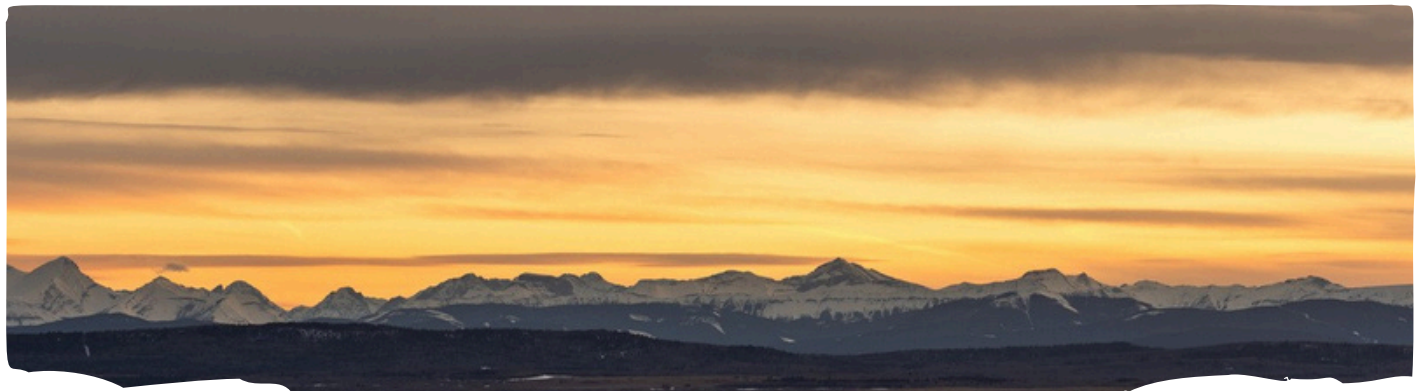


UPPER LEVEL
1,955 SF

LOWER LEVEL FLOORPLAN



LOWER LEVEL
2,218 SF



COMMUNITY OF **Springbank Hill**



Perched on Calgary's western edge, Springbank Hill is one of the city's most sought-after communities, offering an exceptional blend of natural beauty and urban convenience. Known for its rolling terrain and stunning Rocky Mountain views, the neighborhood provides a serene atmosphere while remaining closely connected to key amenities.

Residents enjoy quick access to Aspen Landing Shopping Centre, Westhills Towne Centre, and Signal Hill Centre, making everyday errands and weekend outings effortlessly convenient. With downtown Calgary only 20 minutes away, commuting and city access are both easy and efficient.

Springbank Hill is particularly renowned for its proximity to top-rated schools, including Webber Academy, Rundle College, and Ernest Manning High School. This makes the area highly desirable for families seeking strong educational opportunities within a safe and welcoming environment.

The community features a mix of sprawling estate homes, beautifully landscaped properties, and modern architectural designs. Its elevated streets and generous green spaces create a sense of openness and prestige, contributing to the neighborhood's distinct character.



Active living is central to Springbank Hill, with nearby amenities such as the Westside Recreation Centre, the Elbow Valley pathway system, and access to the trails of Griffith Woods Park. Whether enjoying fitness facilities, cycling routes, or nature walks, residents have endless ways to stay engaged outdoors.



For day-to-day living, the area offers boutique shopping, fitness studios, cozy cafés, and exceptional dining options. With its picturesque scenery, refined atmosphere, and unmatched convenience, Springbank Hill delivers an elevated lifestyle in one of Calgary's premier residential settings.



**KYLE
DEXTER**

TEAM LEAD

C | 403.690.7589

E | KYLE@DEXTERANDCO.CA

IG | [@KTDEXTER](https://www.instagram.com/KTDEXTER)



**HARMAN
GILL**

REAL ESTATE ADVISOR

C | 403.890.7884

E | HARMAN@DEXTERANDCO.CA

IG | [@GILL_YYC](https://www.instagram.com/GILL_YYC)



**VICTOR
SOLORZANO**

REAL ESTATE ADVISOR

C | 403.615.3685

E | VICTOR@DEXTERANDCO.CA

IG | [@VSOLORZANORE](https://www.instagram.com/VSOLORZANORE)



**RYAN
WOOLMAN**

REAL ESTATE ADVISOR

C | 403.919.8673

E | RYAN@DEXTERANDCO.CA

IG | [@RYANWOOLMANREALESTATE](https://www.instagram.com/RYANWOOLMANREALESTATE)



**OLIVIA
POPOWICH**

REAL ESTATE ADVISOR

C | 403.472.1174

E | OLIVIA@DEXTERANDCO.CA

IG | [@OLIVIAPOPOWICHOMES](https://www.instagram.com/OLIVIAPOPOWICHOMES)



**JARED
CLARK**

REAL ESTATE ADVISOR

C | 587.433.8923

E | JARED@DEXTERANDCO.CA

IG | [@JAREDDANIELCLARK](https://www.instagram.com/JAREDDANIELCLARK)



**JOSH
WHITE**

REAL ESTATE ADVISOR

C | 403.333.5480

E | JOSH@DEXTERANDCO.CA

IG | [@JOSHWHITEYYC](https://www.instagram.com/JOSHWHITEYYC)



**ELLAREEN
HUBER**

EXECUTIVE ASSISTANT

E | HELLO@DEXTERANDCO.CA



**ZHU
DEXTER**

DIRECTOR OF GOOD VIBES

C | 403.555.2275

E | ZHU@DEXTERANDCO.CA

IG | [@GOODBOY_ZHU](https://www.instagram.com/GOODBOY_ZHU)