

\$1,800,000 - 44 Slopes Grove Sw, Calgary

MLS® #A2083629

\$1,800,000

3 Bedroom, 6.00 Bathroom, 2,885 sqft

Residential on 0.40 Acres

Springbank Hill, Calgary, Alberta

Welcome to 44 Slopes Grove SW, a modern estate home perched upon the ridge in the sought-after gated community of the Slopes. This exceptional property offers unobstructed, panoramic, 180° views of the valley, foothills, and mountains from every level. Step inside this custom-built 3 bedroom + office, 6 bathroom home with over 5,500 SF of developed living space and prepare to be amazed. Situated on an oversized fully landscaped .40 of an acre lot, this property offers privacy and tranquility. As you enter through the main entrance, you'll be greeted by a large covered deck that leads you into the open plan of the main level. The 17' vaulted ceilings and floor-to-ceiling windows showcase the breathtaking view. The kitchen is a chef's dream, featuring full-height custom cherry cabinetry, granite countertops, 2 large islands, a custom-built hutch in the eating area, and a walk-in pantry. The living room boasts a stone and cherry wood surround fireplace with custom built-ins, a wet scotch bar, and a formal dining room that easily seats 10+. With access to one of the 5 oversized patios/decks, complete with a gas line for your BBQ and sliding wood shades, creating the perfect outdoor oasis., you can enjoy the sunset over the mountains while entertaining guests. The primary bedroom is a true retreat, with stunning windows that provide access to the outside patios. It includes a large ensuite with a jetted tub, double sink vanity, water closet, oversized steam shower, and a spacious



walk-in closet. The main level also features custom cherry millwork and solid cherry doors throughout, in-floor heating in garage, basement & upper level tile, surrounded built in speakers, attention to detail at every turn. Venture down to the walkout basement in your own private elevator, filled with natural light and showcasing beautiful west views. The open plan layout offers a living space for hanging out with friends and family, featuring a fireplace wall, games areas, and an extensive wet bar. A large glass wine room and another wet scotch bar complete the space. The basement also includes two additional bedrooms with two and a half baths, a large home gym, and a storage room finished with one of two dog wash areas. The oversized, heated, triple car garage offers a workshop area with the second dog wash and access to the low maintenance landscaped backyard, which includes a charming greenhouse. Imagine transforming the oversized triple garage roof into the ultimate rooftop deck, where you can marvel at the stunning green space behind the property. The surrounding area of the Slopes offers not only luxurious living but also a convenient and vibrant community. Discover the charm and beauty of this area, with its close proximity to amenities, shopping, dining, and outdoor activities. Don't miss out on this one-of-a-kind property that combines luxury, breathtaking views, and a wealth of amenities. Contact us today to schedule a private showing and make this dream home yours!

Built in 2003

Essential Information

MLS® #	A2083629
Price	\$1,800,000
Sold Price	\$1,715,000

Bedrooms	3
Bathrooms	6.00
Full Baths	3
Half Baths	3
Square Footage	2,885
Acres	0.40
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	44 Slopes Grove Sw
Subdivision	Springbank Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 3Y7

Amenities

Amenities	Other
Parking Spaces	6
Parking	Driveway, Garage Door Opener, Heated Garage, Insulated, Oversized, Triple Garage Attached

Interior

Interior Features	Bar, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Elevator, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Steam Room, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Cooktop, Microwave, Oven, Refrigerator, Trash Compactor, Washer, Window Coverings
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Gas, Living Room, Mantle, Wood Burning

Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Walk-Out

Exterior

Exterior Features	Barbecue, Covered Courtyard, Fire Pit, Garden, Lighting
Lot Description	Back Yard, Backs on to Park/Green Space, Environmental Reserve, Gentle Sloping, No Neighbours Behind, Landscaped, Many Trees, Rectangular Lot, Sloped
Roof	Metal
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 26th, 2023
Date Sold	November 4th, 2023
Days on Market	39
Zoning	DC (pre 1P2007)
HOA Fees	211.00
HOA Fees Freq.	MON

Listing Details

Listing Office	RE/MAX REAL ESTATE (CENTRAL)
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