

\$1,590,000 - 192 Slopeview Drive Sw, Calgary

MLS® #A2106593

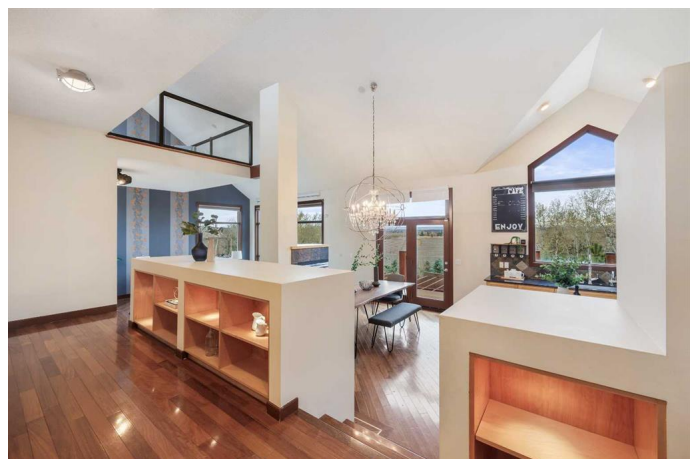
\$1,590,000

6 Bedroom, 6.00 Bathroom, 3,117 sqft

Residential on 0.50 Acres

Springbank Hill, Calgary, Alberta

Welcome to 192 Slopeview Drive located in the exclusive gated community of The Slopes. This contemporary home is situated on a fully landscaped 0.5-acre lot with close to 5000 sqft of developed living space, offering 6 large bedrooms and 5.5 bathrooms, this home is perfect for a growing family. Charming curb appeal and beautiful landscaping will capture your attention as you make your way inside where you are welcomed into a large foyer with an abundance of natural light and high ceilings. The dining area is anchored by custom built-in cabinetry with a stunning chandelier. The living room offers a gorgeous gas fireplace and massive windows that showcase the spectacular views of the Rocky Mountain. Your inner chef will rejoice with this top of the line kitchen with custom cabinetry boasting granite counters, a plethora of cabinet space, and high-end appliance package such as Bosch Dishwasher, Double Wall Ovens, Subzero Refrigerator, and a built-in Gas Stove with downdraft range hood. The ski resort inspired deck/patio with numerous gas connections for patio heaters creating the perfect outdoor oasis while enjoying the sunset over the mountains. The tranquil primary bedroom offers large windows and sky light with a luxurious spa-inspired 6pc ensuite includes dual sinks, glass enclosed steam room, open shower, large soaker tub, and heated flooring, creating a perfect retreat for relaxation after a long day. The main floor is complete with an additional bedroom with



ensuite and laundry room. The stairs in the primary bedroom leads to two additional open loft/bonus rooms with access to a huge private rooftop patio. On upper level above garage you'll find a spacious in-law suite with 3-piece ensuite and heated flooring. The walkout basement offers marble like epoxy flooring and in-floor heating for comfort living. A large rec-room with wet bar and is equipped with a dishwasher and beverage refrigerator for convenience. Three additional bedrooms with bathrooms can be found in the lower level. The two bedrooms with custom cabinetry are ideal for children as it offers children-sized toilet, shower and sinks. There is also a rough in for additional laundry in basement. The private walk-out backyard features meticulous landscaping, great outdoor space for kids to play. There are underground sprinkler system & custom outdoor lightings! The attached oversized double garage comes with built-in storage as well as an illegal kitchenette. Paved private driveway with lots of parking spaces including parking pad for RV/Boat. Many upgrades and improvements were done in the recent years. (See attached upgrade list). Location is superb! Close to popular west side amenities, top rated schools (Webber, Academy, and Rundle College), parks, shopping, and recreation, new Stoney Trail and just 20 minutes to downtown, enjoy the best of both worlds with easy access to the mountains. This exceptional family home has space for everyone in the family to spread out and enjoy the peaceful setting.

Built in 1997

Essential Information

MLS® #	A2106593
Price	\$1,590,000
Sold Price	\$1,420,000

Bedrooms	6
Bathrooms	6.00
Full Baths	5
Half Baths	1
Square Footage	3,117
Acres	0.50
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	192 Slopeview Drive Sw
Subdivision	Springbank Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 4G5

Amenities

Amenities	None
Parking Spaces	10
Parking	Concrete Driveway, Double Garage Attached, Drive Through, Driveway, Insulated, Oversized, Parking Lot, Parking Pad, Paved, RV Access/Parking

Interior

Interior Features	Bidet, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Crown Molding, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Skylight(s), Smart Home, Soaking Tub, Storage, Track Lighting, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wood Windows
Appliances	Bar Fridge, Built-In Gas Range, Built-In Range, Central Air Conditioner, Dishwasher, Double Oven, Dryer, Garage Control(s), Garburator, Humidifier, Instant Hot Water, Microwave, Range Hood, Refrigerator, Tankless Water Heater, Washer, Water Softener, Window Coverings
Heating	In Floor, Forced Air, Hot Water, Humidity Control, Natural Gas, Zoned

Cooling	Central Air, Sep. HVAC Units
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Glass Doors, Three-Sided
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony, BBQ gas line, Garden, Lighting, Private Yard, Storage
Lot Description	Back Yard, Brush, Lawn, Gentle Sloping, Landscaped, Underground Sprinklers, Paved, Private, Rectangular Lot, Treed, Views
Roof	Clay Tile
Construction	Cedar, Concrete, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	February 27th, 2024
Date Sold	May 15th, 2024
Days on Market	78
Zoning	DC (pre 1P2007)
HOA Fees	221.00
HOA Fees Freq.	MON

Listing Details

Listing Office	Homecare Realty Ltd.
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