

\$1,499,900 - 20 Slopes Grove Sw, Calgary

MLS® #A2121339

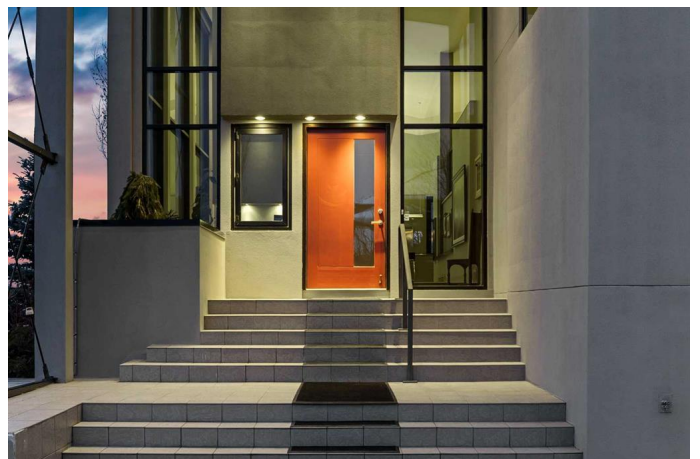
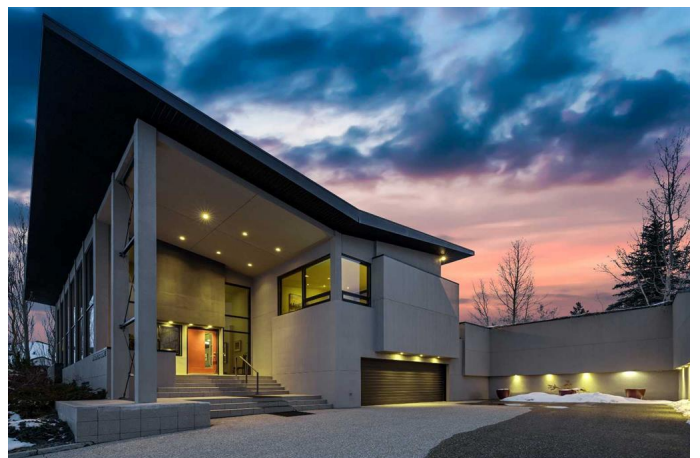
\$1,499,900

2 Bedroom, 3.00 Bathroom, 2,291 sqft

Residential on 0.45 Acres

Springbank Hill, Calgary, Alberta

Welcome to the epitome of luxury living in the prestigious community of The Slopes in Springbank Hill. This custom-built architectural masterpiece, envisioned by esteemed Calgary architect John Brown, offers a rare blend of contemporary design and timeless elegance. This exquisite residence rests on a half-acre lot backing onto a lush green belt, providing both privacy and serenity. Perched atop the highest hill in The Slopes, this home boasts commanding views of the Elbow River Valley and the majestic Rocky Mountains, thanks to its stunning 18-foot commercial-grade aluminum frame window wall. As natural light floods the living space, electronic window shades provide both convenience and privacy, allowing you to seamlessly transition between intimacy and panoramic vistas. The soaring 20-foot butterfly ceiling creates an atmosphere of grandeur, complemented by a striking gas fireplace that serves as the focal point of the living room. Underfoot, rich maple hardwood flooring exudes warmth and elegance, while a built-in sound system sets the perfect ambiance for every occasion. The heart of the home lies within the chef's kitchen, where culinary dreams come to life amidst stainless steel top-of-the-line appliances, granite countertops, sleek solid wood cabinets, and a tempered glass breakfast bar illuminated by aluminum strip lights. Adjacent, the dining area beckons with 10-foot French doors leading to a private back deck, where you can savor meals against a backdrop of breathtaking river



valley and mountain views. Ascending the open riser stairs with tempered glass railings, you'll discover an upper level oasis dedicated to relaxation and productivity. A luxurious office space, complete with built-in desk and storage, offers a tranquil setting for work or contemplation. The spacious primary bedroom retreat beckons with French doors opening to a private terrace, while inside, a walk-in closet with built-ins and a well-appointed 5-piece ensuite await, featuring heated floors, double vanities, a jetted tub, and an impressive tempered glass and tile shower with upper transom window. Venturing to the lower levels, you'll find additional living space and amenities designed to elevate everyday living. A laundry room with ample storage ensures practicality meets convenience. Access to a heated quad car garage offers plenty of space for the avid collector or car enthusiast. The lower level continues to impress with a second bedroom boasting a walkout patio, a lavish 3-piece bath, and a versatile exercise room/den that could easily be converted into a 3rd bedroom to accommodate guests or growing families. Meanwhile, the cozy media room beckons with a built-in entertainment center, providing the perfect setting for movie nights or casual gatherings. Additional features include central A/C, in-floor heating in the basement and meticulously landscaped grounds featuring native plants and trees. Prepare to be captivated by the beauty & sophistication of this amazing property.

Built in 2000

Essential Information

MLS® #	A2121339
Price	\$1,499,900
Sold Price	\$1,480,000
Bedrooms	2

Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,291
Acres	0.45
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Sold

Community Information

Address	20 Slopes Grove Sw
Subdivision	Springbank Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 3Y7

Amenities

Amenities	Snow Removal
Parking Spaces	6
Parking	Driveway, Garage Door Opener, Heated Garage, Oversized, Quad or More Attached

Interior

Interior Features	Breakfast Bar, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Stove, Microwave, Refrigerator, Trash Compactor, Washer, Window Coverings
Heating	In Floor, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Blower Fan, Gas, Living Room, Stone
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	BBQ gas line
Lot Description	Backs on to Park/Green Space, Greenbelt, Landscaped, Sloped
Roof	Asphalt
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	April 11th, 2024
Date Sold	April 13th, 2024
Days on Market	2
Zoning	DC (pre 1P2007)
HOA Fees	195.00
HOA Fees Freq.	MON

Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
----------------	------------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.