

\$1,430,000 - 39 Slopes Grove Sw, Calgary

MLS® #A2127822

\$1,430,000

4 Bedroom, 5.00 Bathroom, 3,186 sqft

Residential on 0.45 Acres

Springbank Hill, Calgary, Alberta

Immerse yourself in the rare fusion of pastoral elegance and urban convenience with this stunning French provincial-style residence, nestled in the exclusive gated community of the Slopes at 39 Slopes Grove. This enchanting home stands as a beacon of tranquility and luxury, promising an idyllic lifestyle that harmoniously blends the serenity of country living with the vibrant pulse of city life. Positioned near the lush landscapes of Griffith Woods Park and prestigious schools like Webber Academy and Rundle College, this property offers the perfect retreat for those who cherish peace without straying far from the conveniences of modern living. Just minutes away from West Hills Shopping Centre and the charming environs of Bragg Creek, with seamless access to downtown, this location is unmatched in its appeal. The Slopes community itself is a jewel, characterized by its tranquil, picturesque setting that captivates at first glance. The residence is a masterpiece of design, maximizing the breathtaking, unobstructed mountain vistas available from every level. The southwest-facing orientation ensures that each day ends with a spectacular sunset, framing your evenings with the awe-inspiring beauty of nature. Spanning nearly 4500 sq.ft. of sumptuous living space, including 3175 sq.ft. above grade and a fully developed walkout basement, this home is a testament to spacious elegance. The master suite is a sanctuary of luxury, featuring expansive



walk-in closets and a spa-like bathroom that promises relaxation and rejuvenation. The architectural brilliance of the home is evident in its thoughtful layout, which includes a sophisticated home office, grand living areas, and ensuite bedrooms, offering privacy and comfort. The attic and basement provide generous storage and entertainment spaces, enhancing the functionality of this exquisite home. The outdoor experience is unparalleled, with a wraparound deck offering panoramic mountain views and a meticulously landscaped garden with a mesmerizing river feature and waterfalls, crafting an oasis of tranquility. The backyard, with its paving stone patio and firepit, alongside a cozy flagstone seating area, invites you to indulge in the ultimate outdoor lifestyle. This home also features an oversized three-car garage, adding a layer of convenience and practicality to its luxurious appeal. This property is more than a home—it's a lifestyle choice for the discerning buyer seeking an exclusive retreat that offers the best of both worlds. Don't miss the opportunity to own this piece of paradise. Schedule your showing today and prepare to be captivated by the elegance, serenity, and unparalleled beauty of this exceptional residence.

Built in 1999

Essential Information

MLS® #	A2127822
Price	\$1,430,000
Sold Price	\$1,425,500
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,186
Acres	0.45

Year Built	1999
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	39 Slopes Grove Sw
Subdivision	Springbank Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 3Y7

Amenities

Amenities	None
Parking Spaces	5
Parking	In Garage Electric Vehicle Charging Station(s), Oversized, Paved, Triple Garage Attached

Interior

Interior Features	Open Floorplan, Pantry, Storage, Walk-In Closet(s), WaterSense Fixture(s), Wet Bar
Appliances	Built-In Oven, Dishwasher, Microwave, Refrigerator, Washer/Dryer
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Double Sided, Gas, Stone
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Fire Pit, Private Yard
Lot Description	See Remarks
Roof	Concrete
Construction	Composite Siding, Concrete
Foundation	Poured Concrete

Additional Information

Date Listed	May 1st, 2024
Date Sold	June 19th, 2024
Days on Market	48
Zoning	DC
HOA Fees	255.00
HOA Fees Freq.	MON

Listing Details

Listing Office Greater Property Group

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