

# \$1,459,900 - 86 Slopes Point Sw, Calgary

MLS® #A2133516

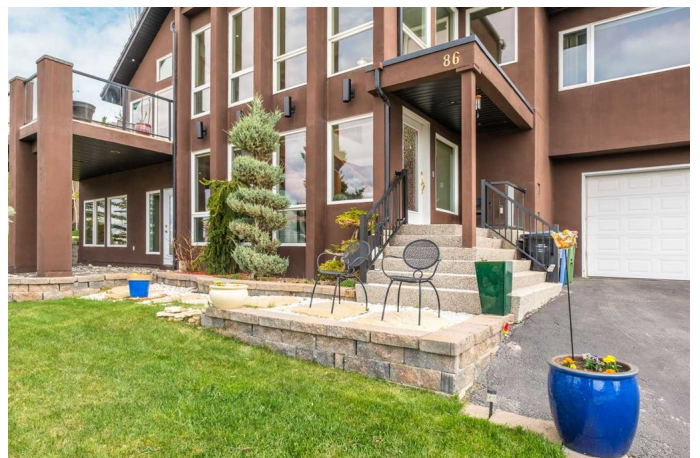
**\$1,459,900**

4 Bedroom, 3.00 Bathroom, 2,613 sqft

Residential on 0.37 Acres

Springbank Hill, Calgary, Alberta

Discover the perfect balance of urban convenience and serene, country-style living in this stunning hilltop bungalow. With sweeping views of the Rocky Mountains and located near top-rated schools like Webber Academy and Rundle College, this residence offers an ideal setting for those seeking tranquility without sacrificing proximity to city amenities. Enjoy easy access to West Hills Shopping Centre, Bragg Creek, Kananaskis, and downtown from this prime location. Nestled in the peaceful gated community of The Slopes, this home captivates with its picturesque setting and elegant design, emphasizing unobstructed mountain views from both levels. The southwest-facing orientation ensures breathtaking sunsets, adding a natural spectacle to your daily routine. This property has been designed with every square foot taking the views into consideration, making it an interior designers dream, spanning nearly 4500 sq.ft. of living space, which includes a fully developed walkout basement that mirrors the beauty and spaciousness of the upper floors. The heart of the home features a chef's kitchen that includes an industrial gas stove and slate backsplash. Maple cabinets and a large island with a breakfast bar open onto a generous breakfast nook, leading to an oversized backyard, perfect for relaxing and entertaining. The living areas impress with a front sunken living room that highlights a two-sided fireplace shared with the formal dining room, creating a



warm, inviting atmosphere. Vaulted ceilings and oversized windows flood the space with natural light and maximize the majestic mountain views, ensuring every room feels like a retreat. The primary bedroom is a private sanctuary with wall-to-wall windows and a luxurious 5-piece ensuite, offering a spa-like experience. A strategically placed office boasts extensive built-ins and panoramic views, providing an enviable workspace. Additional living spaces include an expansive rec room, a second family room complete with fireplace, a media/theatre room for movie nights, and two additional bedrooms in the basement, all designed to take full advantage of the scenic hillside location. Completing this magnificent home is an oversized triple garage with ample storage for all your needs and a large laundry room designed to accommodate families of any size. Enjoy the stunning southwest-facing deck for memorable summer sunsets, making this home not just a place to live, but a place to thrive.

Built in 2004

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2133516    |
| Price          | \$1,459,900 |
| Sold Price     | \$1,420,000 |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 2,613       |
| Acres          | 0.37        |
| Year Built     | 2004        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Sold        |

**Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 86 Slopes Point Sw |
| Subdivision | Springbank Hill    |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T3H 3Y6            |

### **Amenities**

|                |                                   |
|----------------|-----------------------------------|
| Amenities      | None                              |
| Parking Spaces | 6                                 |
| Parking        | Oversized, Triple Garage Attached |

### **Interior**

|                   |                                                                                                                                                                                                                      |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s) |
| Appliances        | Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings                                                                                      |
| Heating           | Forced Air, Natural Gas                                                                                                                                                                                              |
| Cooling           | None                                                                                                                                                                                                                 |
| Fireplace         | Yes                                                                                                                                                                                                                  |
| # of Fireplaces   | 2                                                                                                                                                                                                                    |
| Fireplaces        | Family Room, Gas, Living Room, Tile                                                                                                                                                                                  |
| Has Basement      | Yes                                                                                                                                                                                                                  |
| Basement          | Finished, Full, Walk-Out                                                                                                                                                                                             |

### **Exterior**

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Exterior Features | None                                                                           |
| Lot Description   | Back Yard, Cul-De-Sac, Landscaped, Rectangular Lot, See Remarks, Sloped, Views |
| Roof              | Asphalt Shingle                                                                |
| Construction      | Stucco, Wood Frame                                                             |
| Foundation        | Poured Concrete                                                                |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | May 22nd, 2024  |
| Date Sold      | June 8th, 2024  |
| Days on Market | 17              |
| Zoning         | DC (pre 1P2007) |

|                |        |
|----------------|--------|
| HOA Fees       | 221.00 |
| HOA Fees Freq. | MON    |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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