

\$1,399,900 - 20 Slopeview Drive Sw, Calgary

MLS® #A2149599

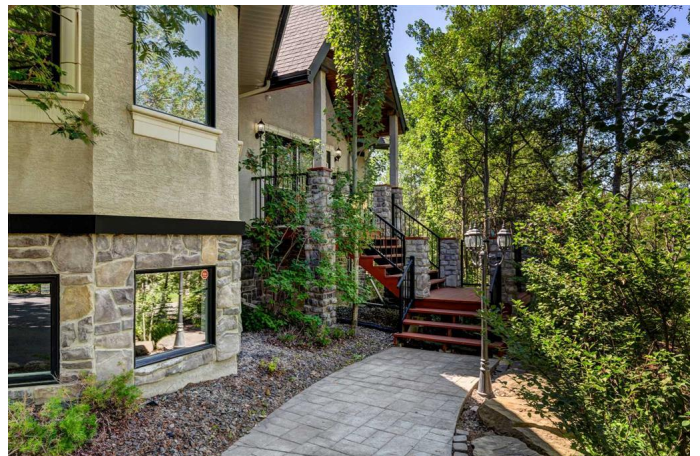
\$1,399,900

5 Bedroom, 3.00 Bathroom, 2,201 sqft

Residential on 0.52 Acres

Springbank Hill, Calgary, Alberta

Incredible property! Impressive home! Over a Half an Acre Lot in the City, with less than 20 minute drive in rush hour to downtown. This beautiful bungalow with a walkout basement and oversized triple attached garage has Five Bedrooms (2 up & 3 down), Three Full Baths with over 4250 sq ft of developed living space on an incredible 22,605 sq ft lot (0.52 Ac). Located in a gated community, this home backs on to vast green space park reserve offering kms of walking & bike paths to use. A private tranquil yard with mature trees and landscape, low maintenance gardens with an underground sprinkler system. Welcome to this beautiful home with gorgeous site finished hardwood floors throughout the main. Soaring vaulted ceiling with huge windows to take in the mountain views in the living area that showcases a stunning stone-faced fireplace that str is shared with the dining room and the kitchen. Patio doors off the living room to a large wrap around deck (with gas hook-up for fire table or bbq) to sit and enjoy the views. Spacious and functional kitchen with granite countertops and stainless-steel appliances including a gas cook top and two wall ovens plus plenty of storage space and dining nook area. Access off kitchen to a concrete patio with gas bbq hookup and a beautiful garden area to enjoy. The large primary bedroom boasts mountain views and patio door access to a deck. It has a large ensuite with dual sinks, granite countertops, jetted soaker tub, stand alone shower and walk-in closet. Good



size second bedroom next to a full bathroom. The laundry / mudroom area off the triple garage gives you door access to either side of the yard. Front Load HE Washer and Dryer in laundry room that is conveniently located on the main floor with a second washer & dryer located in the lower level utility room. The lower walkout level has energy efficient in-floor heat. It has lots of big windows bringing in tons of natural light. It has a big family recreation room featuring another gas fireplace and access out to a covered patio area and front yard. Three big bedrooms and a full bathroom with dual sinks and steam shower. Two Flex Rooms that could be used as a gym or craft room. Loads of storage space options in this home! The Oversized Triple Garage is huge and has room for three large vehicles and a workshop area. It is roughed in for heat and has stair access to the basement as well. Added parking for many more vehicles on the paved driveway. Newer Roof 2019 with Gutter Guards on eavestrough. Two heat sources, energy efficient In-floor heat with boiler system provides domestic hot water and a newer furnace. This lovely home is nestled amongst the trees in Springbank Hill. An area with renowned schools near by, Weber Academy, Rundle College, The Edge, Calgary Academy, Calgary French International School. Close to all the awesome amenities of Aspen Landing, fantastic restaurants, shops and boutiques. Simply a beautiful home and property! View the 3D Tour (purple house Symbol).

Built in 1999

Essential Information

MLS® #	A2149599
Price	\$1,399,900
Sold Price	\$1,396,600
Bedrooms	5

Bathrooms	3.00
Full Baths	3
Square Footage	2,201
Acres	0.52
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	20 Slopeview Drive Sw
Subdivision	Springbank Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 4G5

Amenities

Amenities	Park
Parking Spaces	6
Parking	Additional Parking, Concrete Driveway, Garage Door Opener, Insulated, Oversized, Paved, Secured, Triple Garage Attached

Interior

Interior Features	Central Vacuum, Separate Entrance
Appliances	Dishwasher, Garburator, Gas Cooktop, Microwave, Refrigerator, Water Softener, Window Coverings
Heating	Boiler, In Floor, Fireplace(s), Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, Recreation Room, Wood Burning
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony, BBQ gas line, Fire Pit, Lighting, Private Entrance, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Environmental Reserve,

Front Yard, Low Maintenance Landscape, Greenbelt, No Neighbours Behind, Landscaped, Many Trees, Underground Sprinklers, Private, Views

Roof	Asphalt Shingle
Construction	Concrete, Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 17th, 2024
Date Sold	July 26th, 2024
Days on Market	9
Zoning	DC (pre 1P2007)
HOA Fees	230.00
HOA Fees Freq.	MON

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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