

\$1,390,000 - 32 Slopes Road Sw, Calgary

MLS® #A2161390

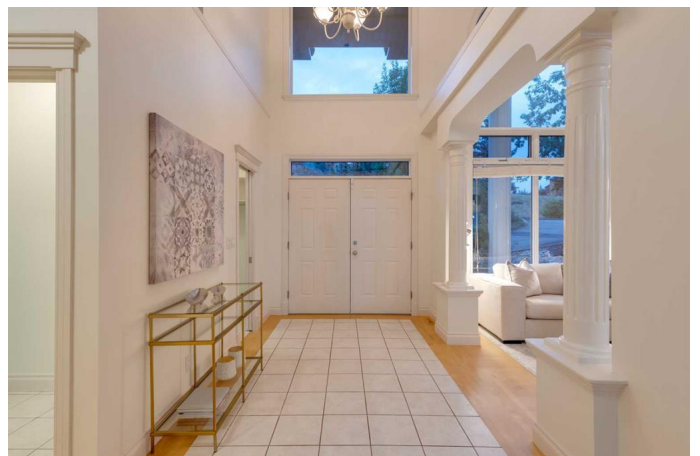
\$1,390,000

4 Bedroom, 4.00 Bathroom, 3,365 sqft

Residential on 0.45 Acres

Springbank Hill, Calgary, Alberta

Entering this exclusive community through the private landscaped entrance it is immediately clear that things here happen on a larger scale. True to Slopes fashion, this home sits on a big parcel - just shy of 1/2 acre. The westerly views are big, epic even, from all 3 levels“ out over the foothills all the way to the Rockies. The grand, two storey portico leads you through the double doors and you find yourself in a remarkable foyer with high ceilings, archways and curves opening to the living, dining and kitchen spaces. The main living area is personified by the generous west facing windows that flood the room with light and offer remarkable views. A two-way fireplace is centered in classic fashion between bookshelves, a perfect focal point. On the other side of the fireplace is a room ideal as an office accessible through the left-hand bookshelf or adjoining washroom. The kitchen offers all the tools and storage a cook could desire, with Viking range, ample storage, breakfast nook and walk-through pantry. A formal dining and living space is set adjacent to the kitchen and has plenty of room to host your largest gatherings. Completing the main are a laundry and a clever walk through closet offering access from either the front door or garage. Moving from the main floor upstairs is a pleasure on the wide staircase, lit with a skylight from above. This floor epitomizes growth and flexibility. The layout here offers a potential for 4 bedrooms if you like and each includes mountain views. This



can take you and your family from the first days of infancy, to teenage years. The primary is positioned in the rear corner with tremendous windows, a 5-piece ensuite with full jacuzzi tub, and a walk-in closet with built-ins. Next to the master is a room ideally suited for those early years as a nursery or later years as an art studio or music room. In the spacious third bedroom there are practical and delightful touches for your older child to enjoy, like a large window bench with storage and a walk-in closet with skylight. The third room makes for a perfect bonus room, kids play area, or a bedroom for a teenager that is so big it may just keep them out of the basement! Rounding out the upper floor is an additional full bath.

The fully developed walk-out basement is heated with radiant heating and the numerous large windows mean no basement vibes here. It is comfortable, bright, open and ready to be used at your discretion. The main space provides plenty of options from games room, gym, living space or any mixture of the same. If you are looking to set up a theater you are in luck as there is a room designed and wired with this in mind. There is one more bedroom and a full bath on this level. Additional, notable details of the home include: new deck and rail , new carpet, fresh sand and stain of hardwood, new LVP in the walk-out, new H/W tank, high efficiency furnaces, clay tile roof, irrigation, new garage paint, fresh reseal of driveway, fruit trees and flowering plants

Built in 2000

Essential Information

MLS® #	A2161390
Price	\$1,390,000
Sold Price	\$1,400,000
Bedrooms	4

Bathrooms	4.00
Full Baths	4
Square Footage	3,365
Acres	0.45
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	32 Slopes Road Sw
Subdivision	Springbank Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 3Z1

Amenities

Amenities	Other
Parking Spaces	5
Parking	Triple Garage Attached

Interior

Interior Features	Bookcases, Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Skylight(s), Track Lighting, Vinyl Windows, Walk-In Closet(s), Wired for Sound
Appliances	Dishwasher, Gas Range, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	In Floor, Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Double Sided, Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Dog Run
Lot Description	Dog Run Fenced In, Landscaped, Private, Views
Roof	Clay Tile
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 7th, 2024
Date Sold	September 15th, 2024
Days on Market	8
Zoning	DC (pre 1P2007)
HOA Fees	255.00
HOA Fees Freq.	MON

Listing Details

Listing Office	MaxWell Capital Realty
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