

\$1,400,000 - 214 Slopeview Drive Sw, Calgary

MLS® #A2173960

\$1,400,000

4 Bedroom, 4.00 Bathroom, 2,837 sqft

Residential on 0.54 Acres

Springbank Hill, Calgary, Alberta

I present to you a property for those who are seeking the best. The best neighborhood, schools, recreation, amenities, location and quality of life. Something, everything - well beyond the ordinary. Passing through the gate and along the scenic private road toward this ½ acre estate high up on the hill, you get the feeling that you have finally found the next piece.

Approaching the front of home, the circular cobblestone terrace is welcoming and grand “giving pause for the privacy that even the front yard here provides. The stately portico leads up and through the double front doors into an ample foyer. To the left is a formal seating area with lofty ceilings, fireplace and large windows perfectly positioned to catch the morning sun. Directly west is the formal dining area offering stunning mountain views and enough space to entertain all your family and friends. The heart of the home here “the kitchen “ provides everything you desire for cooking and entertaining with style and grace. Granite counters provide a lux work surface and the corner pantry, ample cabinets and a large island provide the storage. A breakfast nook flanked by windows and flooded by light is the perfect place for casual dining, a cup of coffee or access to the stunning west facing deck. The adjacent living space includes a large stone feature wall and a second gas fireplace for those informal, cozy evenings. Completing the main floor is an office/den and



a powder room.

On the upper floor the primary bedroom is impressive with generous proportions. The primary walk-in closet, 5-piece ensuite, bay window and balcony all give more of those stunning rocky mountain views. A second large bedroom on the upper floor continues faces west with more windows and more views. The third bedroom is sizeable with east exposure and plenty of room for a king bed. An additional full bath and a laundry/sewing room add to flexibility and livability.

The fully finished walk-out basement provides a beautiful extension of living space with tons of light and an open feel. Use how you wish and the options are many - with wet bar, storage, fireplace, 4-piece bath and another bedroom. Exit the lower level and you have found the massive, lavish and mature back yard! Possibly one of the most unique city lots you will find with no fewer than 4 distinct and large areas to live and play. Thousands of square feet of grass, trees, more cobblestone terraces, covered patio and a wooden ground level platform ready for your next outdoor creation.

Call your favorite agent and live your best life in The Slopes !

Built in 2001

Essential Information

MLS® #	A2173960
Price	\$1,400,000
Sold Price	\$1,410,000
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	2,837
Acres	0.54

Year Built	2001
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	214 Slopeview Drive Sw
Subdivision	Springbank Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 4G5

Amenities

Amenities	None
Parking Spaces	7
Parking	Triple Garage Attached

Interior

Interior Features	Bar, High Ceilings, Kitchen Island, Open Floorplan, Walk-In Closet(s), Chandelier
Appliances	Dishwasher, Microwave, Microwave Hood Fan, Refrigerator, Oven-Built-In, Electric Cooktop
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Gas, Basement, Family Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 18th, 2024
Date Sold	November 4th, 2024
Days on Market	17
Zoning	DC
HOA Fees	255.00
HOA Fees Freq.	MON

Listing Details

Listing Office MaxWell Capital Realty

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