

# \$1,550,000 - 32 Slopes Grove Sw, Calgary

MLS® #A2242217

**\$1,550,000**

3 Bedroom, 4.00 Bathroom, 2,349 sqft

Residential on 0.45 Acres

Springbank Hill, Calgary, Alberta

Welcome to this custom built, estate walkout bungalow nestled on a serene, mountain-view lot in the exclusive, gated community of The Slopes in Springbank Hill. This house was architecturally designed to offer privacy while taking full advantage of the truly breathtaking mountain views. In the interior, this immaculate, beautifully maintained home offers the perfect blend of timeless elegance, thoughtful functionality, and breathtaking views. Finished with rich hardwood floors and an open-concept layout that immediately frames panoramic mountain vistas from the living room, dining room and front entrance. A gorgeous two-sided fireplace separates the family room from the spacious kitchen, ideal for entertaining, featuring ample cabinetry, granite counters, a large island and breakfast nook. The dining room offers peaceful garden views, while the main floor office also offers a scenic and quiet space to work from home. The primary bedroom suite is a true retreat, complete with custom cabinetry and reading bench, more mountain views plus west deck access, a generous walk-in closet and spa-inspired ensuite—ideal for aging in place with comfort and style. Further down the hall is a secluded two-piece powder room and back door entryway offering convenient custom coat storage with bench and laundry with sink. Downstairs, the fully finished walkout lower level is an entertainer’s dream. Enjoy movie nights in the media room, host friends around the pool table or wet bar, and store



your collection in the custom wine room. A flex space with garden views flanks the two-sided fireplace and is perfect as a yoga/fitness space or a second office. Two additional bedrooms and two full ensuite baths, one with steam shower make this level perfect for family or guests. Step outside through the lovely ensuite into a private patio oasis with hot tub, all surrounded by mature landscaping. Additional features include a triple attached garage with custom wall storage system, and potting shelf plus storage, perfect for gardeners who will love the tranquil garden with fire pit area, also offering mountain views. The private backyard backs onto a green belt with access to walking paths for a healthy lifestyle. First time on the market, this one owner home offers stunning curb appeal. Located minutes from the ring road, 17th Avenue, Aspen Landing, and top-rated public and private schools, this is a rare opportunity to own a truly special home in a phenomenal location.

Built in 1999

**Essential Information**

MLS® #	A2242217
Price	\$1,550,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,349
Acres	0.45
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	32 Slopes Grove Sw
Subdivision	Springbank Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H3Y7

### **Amenities**

Amenities	Other
Parking Spaces	3
Parking	Triple Garage Attached
# of Garages	3

### **Interior**

Interior Features	Bar, Bookcases, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Soaking Tub, Storage, Walk-In Closet(s)
Appliances	Bar Fridge, Dishwasher, Dryer, Gas Stove, Microwave, Oven, Refrigerator, Washer, Garburator
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Wood Burning
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### **Exterior**

Exterior Features	Balcony, BBQ gas line, Fire Pit, Garden, Private Yard
Lot Description	Back Yard, Garden, Landscaped, Treed
Roof	Other
Construction	Stone, Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 24th, 2025
Days on Market	5
Zoning	DC
HOA Fees	291

HOA Fees Freq.     MON

**Listing Details**

Listing Office             Century 21 Bamber Realty LTD.

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