

\$1,350,000 - 28 Slopes Grove Sw, Calgary

MLS® #A2254464

\$1,350,000

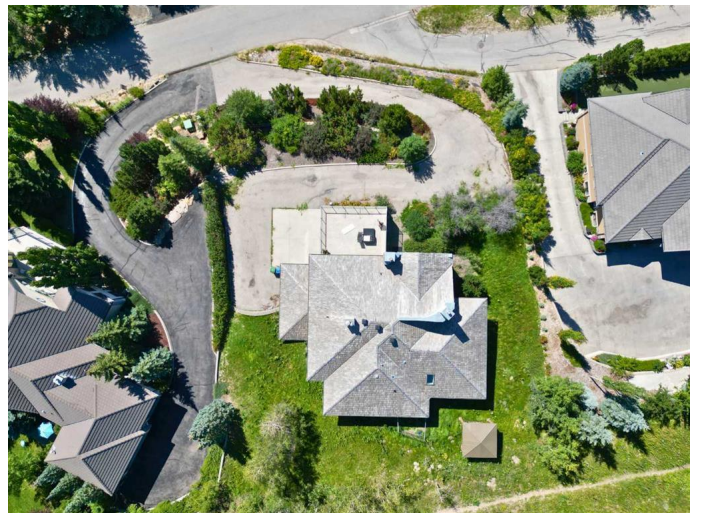
4 Bedroom, 4.00 Bathroom, 2,510 sqft
Residential on 0.45 Acres

Springbank Hill, Calgary, Alberta

Gated Community | 0.45 ac Lot | 5,000+ sq. ft.
| 4 Beds | 3.5 Baths | Triple Garage | Rocky
Mountain Views | Top-Ranked Schools Nearby
| TLC Property | A rare offering in Calgary –
this hillside bungalow in the exclusive gated
community of The Slopes sits on nearly half an
acre, with over 5,000 sq. ft. of developed
space and breathtaking, unobstructed views of
the Rocky Mountains. This enchanting home
stands as a beacon of tranquility and luxury,
harmoniously blending the serenity of country
living with the vibrant pulse of city life.

Positioned near the lush landscapes of Griffith
Woods Park and prestigious schools such as
Webber Academy and Rundle College, the
property offers a perfect retreat for those who
value peace without sacrificing convenience.
Just minutes to Aspen Landing Shopping
Centre, West Hills Shopping Centre, the charm
of Bragg Creek, and with seamless access to
downtown, this location is unmatched in its
appeal. The Slopes community itself is a
hidden jewel, known for its picturesque setting
and tranquil atmosphere.

Inside, a grand Rundle Stone staircase leads
to an expansive great room and a chef's
kitchen with granite counters, cherry oak
cabinetry, and a large island, all designed to
showcase west-facing sunsets. The main level
includes a formal dining room, a primary suite
with spa-inspired ensuite, oversized walk-in
closet, and private den/nursery, plus a second



bedroom with backyard access and a library/den.

The walk-out lower level is ideal for entertaining with a full bar, media/family room, two additional bedrooms, and a full bath. A triple attached garage and large driveway provide abundant parking.

This residence is a masterpiece of design and setting, maximizing spectacular mountain vistas from every level while offering rare privacy, timeless architecture, and a lifestyle of both elegance and convenience in one of Calgary's most coveted gated communities. Don't miss the opportunity to own this piece of paradise. Schedule your showing today and prepare to be captivated by the elegance, serenity, and unparalleled beauty of this exceptional residence.

Built in 1998

Essential Information

MLS® #	A2254464
Price	\$1,350,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,510
Acres	0.45
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	28 Slopes Grove Sw
Subdivision	Springbank Hill

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 3Y6

Amenities

Amenities	Other, Park
Parking Spaces	6
Parking	Triple Garage Attached
# of Garages	3

Interior

Interior Features	Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Kitchen Island, Open Floorplan, Separate Entrance, Storage
Appliances	Built-In Oven, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony, Other, Private Entrance, Private Yard, Storage
Lot Description	Backs on to Park/Green Space, Many Trees, Private, Views
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 8th, 2025
Days on Market	38
Zoning	DC
HOA Fees	280
HOA Fees Freq.	MON

Listing Details

Listing Office

eXp Realty

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