

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

MLS® #A2254464

**\$1,350,000**

4 Bedroom, 4.00 Bathroom, 2,510 sqft

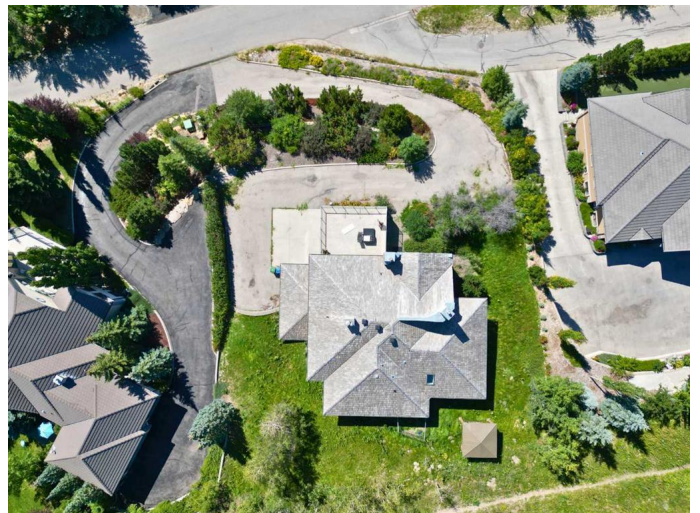
Residential on 0.45 Acres

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 | 40                  |
| Zoning         | DC                  |
| HOA Fees       | 280                 |
| HOA Fees Freq. | MON                 |

### **Listing Details**

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