

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

MLS® #A2254464

\$1,350,000

4 Bedroom, 4.00 Bathroom, 2,510 sqft

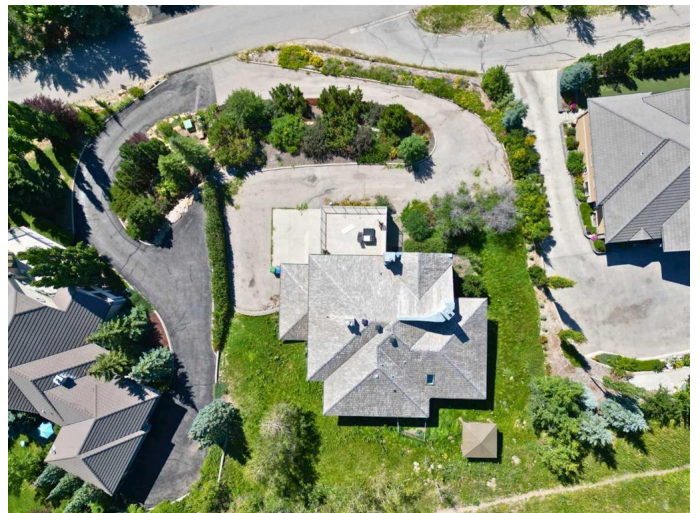
Residential on 0.45 Acres

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, Central Air Conditioner, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Washer/Dryer, Built-In Refrigerator
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	12
Zoning	DC
HOA Fees	280
HOA Fees Freq.	MON

Listing Details

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.