



**39 Slopes Grove SW  
Calgary, Alberta**

**MLS # A2319838**



**\$1,499,999**

<b>Division:</b>	Springbank Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,160 sq.ft.	<b>Age:</b>	1999 (27 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.45 Acre		
<b>Lot Feat:</b>	Cleared, Cul-De-Sac, Landscaped, Low Maintenance Landscape, No Neighb		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Concrete	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Other	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bar, Beamed Ceilings, Bookcases, Built-in Features, Ceiling Fan(s), Chandelier, Jetted Tub, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Skylight(s), Vinyl Windows, Walk-In Closet(s)

**Inclusions:** Contact listing Agent.

Rarely does a home of this size, price and caliber come to market in the prestigious Slopes gated community. This breathtaking two-story walkout is situated on a beautifully landscaped lot with water features and extensive stone work. Inside, the expansive, light-filled main floor is highlighted by brand new luxury vinyl plank flooring and impressive panoramic views. The chef-inspired kitchen is a true showstopper, boasting premium Kitchen Aid built-in appliances, custom cabinetry alongside a large center island with a waterfall countertop. Panoramic windows frame sweeping mountain views, extending the living space outdoors to a spacious south-facing wraparound deck designed for year-round enjoyment. The upper level is thoughtfully designed to maximize both space and versatility, featuring a welcoming loft area ideal for family movie nights and can also be used as an additional bedroom. The primary suite is a true sanctuary, featuring a private balcony and a spa-like ensuite with dual sinks, a deep soaker tub, and a shower. Families will appreciate that the two additional upstairs bedrooms are thoughtfully designed with their own walk-in closets and private ensuite bathrooms, offering comfort and privacy for all. Designed to feel bright and inviting, the fully finished walkout lower level showcases soaring ceilings and oversized windows that fill the space with natural light. This level features a large family room with a wet bar and recreation area for the kids, a dedicated home gym, an additional bedroom and another full bathroom with a steam shower. From here, step outside to the private lower patio to enjoy the enclosed hot tub area with and your fully landscaped yard. Complete with a large triple-car garage, this estate property offers tremendous value and an elevated lifestyle for its next family.