



**GRASSROOTS**  
REALTY GROUP

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**57 Slopes Point SW**  
**Calgary, Alberta**

**MLS # A2233548**



**\$2,199,999**

<b>Division:</b>	Springbank Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,795 sq.ft.	<b>Age:</b>	1999 (26 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Additional Parking, Concrete Driveway, Garage Door Opener, Garage Faces L		
<b>Lot Size:</b>	0.53 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Landscaped, Low Maintenance L		

**Heating:** In Floor, Forced Air, Natural Gas, Zoned

**Floors:** Carpet, Hardwood, Tile

**Roof:** Concrete, Tile

**Basement:** Finished, Full, Walk-Out To Grade

**Exterior:** Brick, Stucco, Wood Frame

**Foundation:** Poured Concrete

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** DC (pre 1P2007)

**Utilities:** -

**Features:** Bar, Bookcases, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Crown Molding, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Walk-In Closet(s), Wet Bar, Wired for Sound

**Inclusions:** Lower Level Dishwasher, Lower Level Beverage Fridge, All speakers connected to house Audio System (AS IS), Back Yard Play Set, Backyard Firepit.

**NEW PRICE!** Located in the prestigious gated community of The Slopes, this exceptional estate home at 57 Slopes Point SW masterfully blends timeless craftsmanship, sustainable luxury, and an unbeatable location. Built with enduring quality, the home features in-floor radiant heating throughout multiple levels, the attached triple garage, and even the private heated driveway—ensuring ultimate comfort and energy efficiency through every season. A concrete tile roof adds to the home’s structural integrity and low-maintenance appeal, underscoring the care and foresight behind every detail of this custom build. Set on a South-facing lot with views of The Rocky Mountains, this 5,500+ sq. ft. estate offers 4 spacious bedrooms above grade and 4.5 bathrooms, perfectly suited for families and entertainers alike. The heart of the home is the chef-inspired kitchen, which showcases custom walnut cabinetry, a Sub-Zero full fridge and full freezer, Miele six-burner gas range, Wolf range hood, and a Marvel beverage fridge, all thoughtfully selected for their performance and elegance. Granite countertops, a generous island, and panoramic views complete the space. Throughout the home, you’ll find stunning crown molding, detailed millwork, soaring 10’ ceilings, and expansive windows that flood the interior with natural light. A dramatic staircase, custom built-ins, and warm gas fireplace with a marble feature wall elevate the main floor living areas. The main level also includes formal living and dining spaces, a dedicated home office, convenient laundry room, and elegant powder room, plus access to a sunlit deck that spans the back of the home. Upstairs, the primary retreat offers luxury and serenity, featuring a private balcony with mountain views, a spa-inspired 6pc ensuite with soaker tub, dual vanities, and custom glass shower, along with a

custom walk-in closet fitted with rich walnut cabinetry. Three additional bedrooms and beautifully appointed bathrooms provide ample space for a growing family. The fully finished walkout basement includes a 4pc bathroom with steam shower, a home theatre (convertible to a fifth bedroom), fitness room, and expansive recreation space with gas fireplace. A wet bar complete with dishwasher, beverage fridge, and wine fridge leads to a covered patio and beautifully landscaped backyard—perfect for summer entertaining. Positioned just moments from Aspen Landing Shopping Centre, Calgary’s top-rated private schools (including Webber Academy, Rundle College, and Calgary Academy), and only 20 minutes to downtown, this location is as convenient as it is exclusive. Surrounded by professional landscaping, mature trees, and carefully curated outdoor living spaces—including multiple decks, BBQ areas, and a heated driveway—this home represents a rare opportunity to own in one of Calgary’s most coveted communities. For those who value sustainable design, superior craftsmanship, and a prime location, 57 Slopes Point SW is the ultimate executive retreat.