



**39 Slopes Grove SW
Calgary, Alberta**

MLS # A2299187



\$1,625,000

Division:	Springbank Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,160 sq.ft.	Age:	1999 (27 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.45 Acre		
Lot Feat:	Back Yard, Landscaped, Low Maintenance Landscape, No Neighbours Behin		

Heating:	Forced Air	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Concrete	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Beamed Ceilings, Open Floorplan, Pantry, Sauna, Skylight(s), Smart Home		

Inclusions: Hot Tub

Open House: April 11 & 12, 12–4 PM — Contact me for the buzzer code to open the gate for the community. Don’t miss this rare opportunity to tour one of The Slopes’ homes and experience breathtaking mountain views. Experience the exclusive gated community of The Slopes. This beautifully designed home offers a peaceful, private setting while remaining just minutes from the amenities of city life. The Slopes community is known for its quiet, picturesque environment, and this home fully embraces its surroundings. Thoughtfully designed to capture unobstructed mountain views from every level, the southwest-facing orientation allows for an abundance of natural light and stunning sunsets. Surrounded by natural beauty and positioned near Griffith Woods Park, as well as top-tier schools and West Hills Shopping Centre. Homes in this exclusive community are rarely offered for sale. Parcels of this size and setting are no longer being created, further enhancing the property’s long-term appeal and uniqueness. Offering nearly 4,500 square feet of well-appointed living space, including 3,160 square feet above grade and a fully developed walkout basement, the home combines scale with functionality. The primary suite serves as a private retreat, complete with a spacious walk-in closet and a spa-inspired ensuite. Additional features include a dedicated home office, a large bonus room, expansive principal living areas, and multiple ensuite bedrooms with walk-in closets, providing both comfort and privacy for family and guests. The lower level features a bedroom, a full bathroom with a steam shower and offers excellent flexibility for fitness, recreation, and entertaining. Outdoor living is equally impressive, highlighted by a wraparound deck with panoramic mountain views and an extensively landscaped yard featuring a

tranquil water feature. A paving stone patio with firepit and a separate flagstone seating area with a hot tub creates inviting spaces for relaxation and entertaining. An oversized triple-car garage completes this exceptional property. This is a truly special offering, an ideal home for end users and buyers seeking a rare property with limitless opportunities in one of Calgary's most desirable communities. For a full virtual tour of this property, please visit the following link:
<https://youtube.com/shorts/mMWO3-DJh4E?feature=share>