

# \$1,399,900 - 171 Slopeview Drive Sw, Calgary

MLS® #A2258471

**\$1,399,900**

5 Bedroom, 3.00 Bathroom, 2,100 sqft

Residential on 0.45 Acres

Springbank Hill, Calgary, Alberta

This stunning and charming five-bedroom walkout bungalow offers over 4,000 sq. ft. of fully developed living space in the prestigious gated community of The Slopes in Springbank Hill. Set on a half-acre lot with PANORAMIC MOUNTAIN VIEWS, the home blends elegance, comfort, and convenience—just minutes from Calgary's finest west amenities and top schools in the city.

The main level highlights 12-foot ceilings, natural walnut hardwood floors, and a graceful curved staircase connecting both levels. A large main-floor office offers a quiet workspace. The open-concept living area is anchored by a double-sided fireplace set in an elegant stone feature wall, creating warmth and style between the kitchen, dining, and living spaces. The chef's kitchen boasts a gas cooktop, stainless steel appliances, quartz countertops, abundant cabinetry, and a massive island—perfect for entertaining and everyday living.

The primary suite captures breathtaking mountain vistas, offers direct access to the west-facing deck, and includes a spa-inspired ensuite with a steam shower, soaker tub, double sinks, walk-in closet, and heated floors. A second bedroom with a walk-through bathroom and a convenient main-floor laundry room complete this level.

The fully finished walkout basement with 9-foot ceilings and in-floor heating provides three additional bedrooms—including one currently used as a gym with double French



doorsâ€”along with an expansive entertainment and games area, bar, and dining space.

Outdoors, enjoy a south- and west-facing deck, a landscaped half-acre yard, and a triple-car garage with a custom interlocking stone driveway that offers plenty of parking. With air conditioning, a thoughtful floor plan, large windows, elegant design, and proximity to Calgaryâ€™s finest schools, major routes, and the mountains, this residence offers a lifestyle as remarkable as its views. Opportunities like this are RARE!

Built in 1998

### **Essential Information**

MLS® #	A2258471
Price	\$1,399,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	2,100
Acres	0.45
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	171 Slopeview Drive Sw
Subdivision	Springbank Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H4G6

### **Amenities**

Amenities	None
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Parking Spaces	8
Parking	Garage Faces Front, Heated Garage, Insulated, Triple Garage Attached
# of Garages	3

## Interior

Interior Features	Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s), Wet Bar, French Door, Wired for Sound
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings, Oven-Built-In, Garburator, Wine Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Loft
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	BBQ gas line, Fire Pit, Private Yard
Lot Description	Back Yard, Corner Lot, Fruit Trees/Shrub(s), Landscaped, Lawn, No Neighbours Behind, Private, Corners Marked, Gentle Sloping, Irregular Lot, Views
Roof	Cedar Shake
Construction	Metal Frame, Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	September 19th, 2025
Zoning	DC (pre 1P2007)
HOA Fees	291
HOA Fees Freq.	MON

## Listing Details

Listing Office	Coldwell Banker Mountain Central
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