

FAMILY HOME IN SPRINGBANK HILL



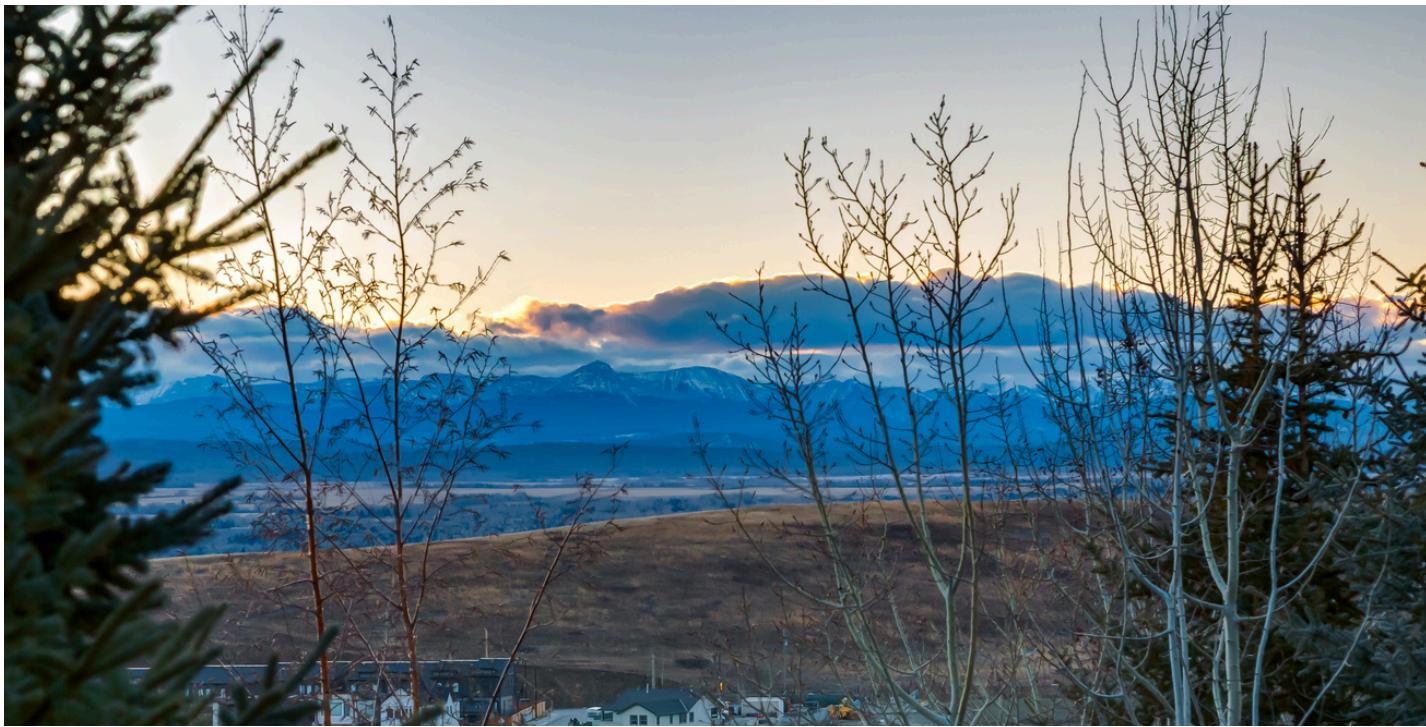
2767 77 ST SW

CALGARY, AB

COMMUNITY OF SPRINGBANK HILL

exp
REALTY
LUXURY

DEXTER/CO
LUXURY REAL ESTATE



PROPERTY SPECS

4 BD 3.5 BA 5,279 SF

- STUNNING ROCKY MOUNTAIN RANGE VIEWS
- THREE CAR GARAGE
- RADIANT IN-FLOOR HEATED LOWER LEVEL
- EXPOSED AGGREGATE PATIO'S
- WALK OUT BASEMENT
- THREE BEDROOMS ABOVE GRADE

PROPERTY STATS

PROPERTY TYPE

2 STOREY

YEAR BUILT

2007

TOTAL DEVELOPED SF

5,517.83

ABOVE GRADE SF

3,832

LOT SIZE

10,828 SF



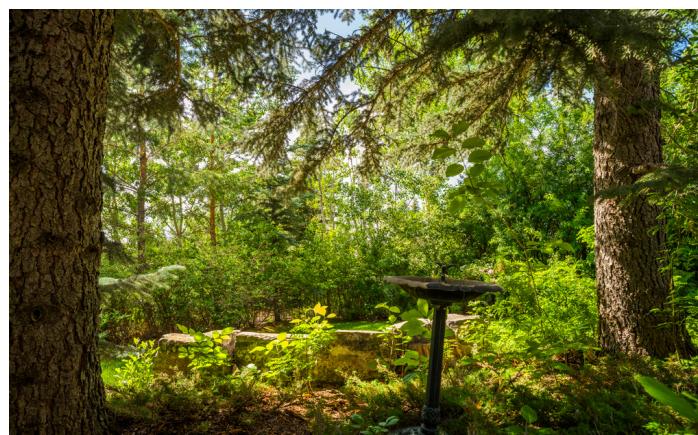
TIMELESS ARCHITECTURAL DETAILS

This transitional-style home blends traditional craftsmanship with modern sophistication. The exterior features warm stone in a clean ashlar pattern, with smooth stucco accents around the bay window for added depth.

Steep gables with black fascia and soffits define the roofline. A grand arched solid wood door with divided-glass inserts is paired with matching craftsman-style garage doors.

Black-framed windows contrast the stone, and a copper-roof bay window enhances curb appeal. Exposed aggregate concrete forms the driveway and walkway, with black iron railings lining the entry steps.

Crafted with durable natural materials and a timeless palette, this home offers lasting elegance in a premier neighborhood.

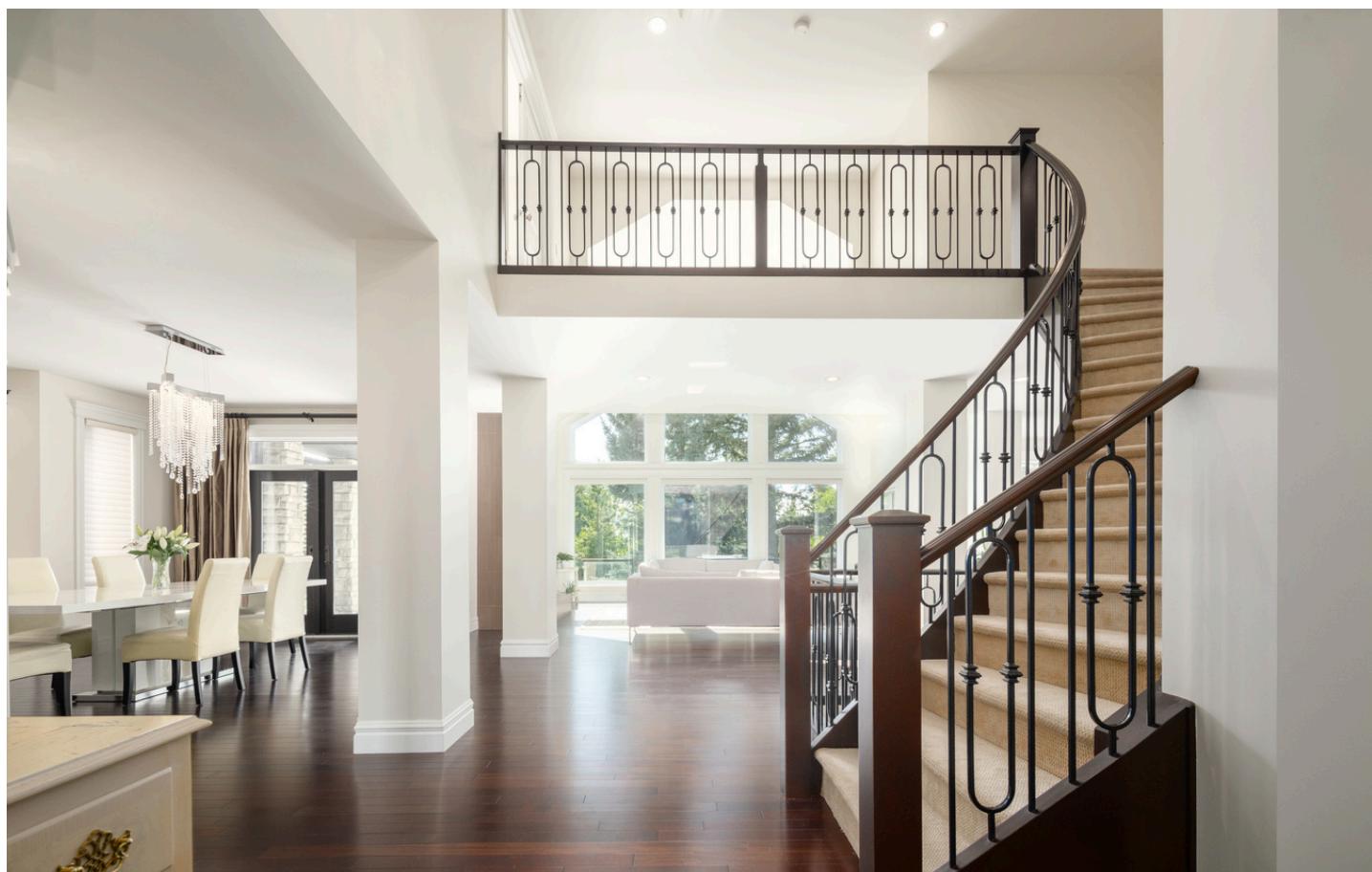


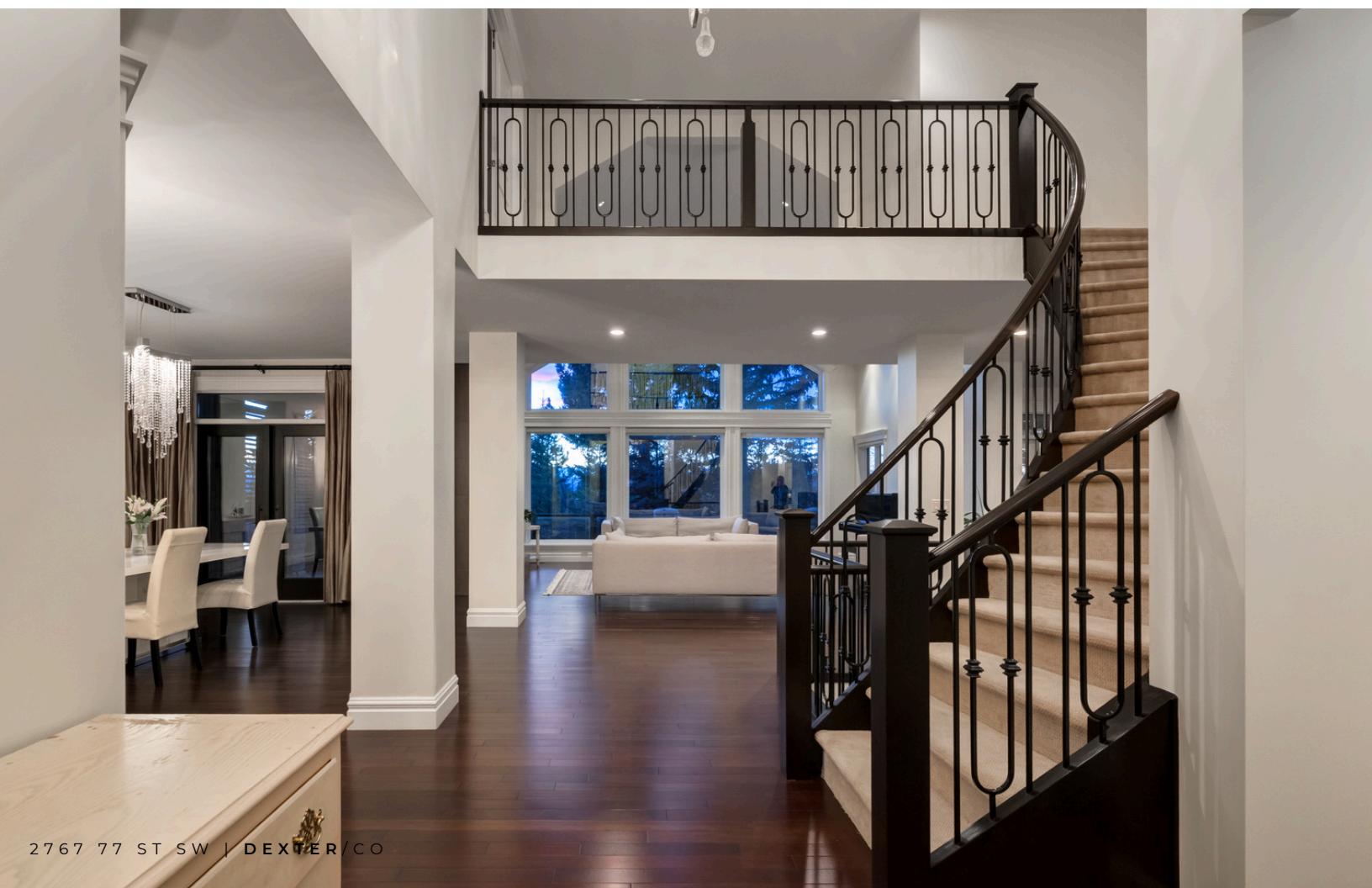
YOU HAVE ARRIVED

From the moment you step inside, the home offers a lasting impression of quiet elegance and expert craftsmanship. The grand arched front door—finished in rich dark stain—features decorative glass inserts that filter natural light while maintaining privacy.

The foyer is crowned by double-height ceilings, creating a dramatic sense of openness. A sculptural chandelier floats above, drawing the eye upward and adding a refined focal point. Underfoot, rich hardwood flows throughout the main-level spaces, offering continuity and depth.

A gracefully curved staircase connects the upper and lower levels and wrought iron spindles introduce gentle curves and transitional styling.





ELEGANT GREAT ROOM

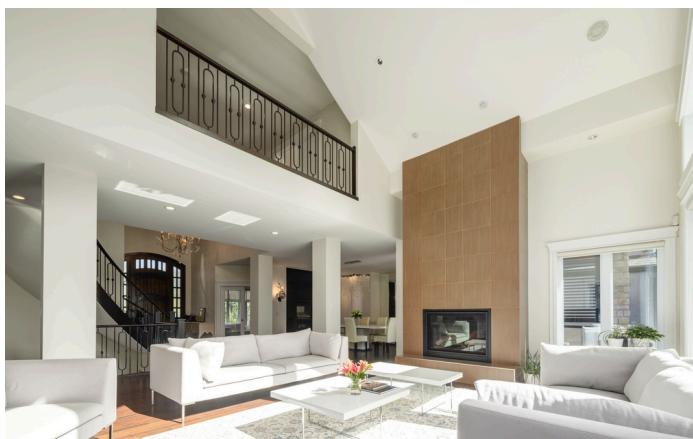
Soaring two-storey ceilings follow a cathedral-style gable, establishing the great room as a central showpiece. A full wall of West facing windows mirror the roofline, flooding the space with natural light while framing scenic views.

A floor-to-ceiling fireplace clad in warm taupe tile anchors the room, featuring a linear insert with black trim for modern comfort.

Above, the second level open walkway overlooks the room, enhancing connection and reinforcing the home's open design.

Blending classic woodwork with clean lines and natural tones, the great room is a warm and inviting space your family will love spending time in.





DESIGNER KITCHEN

Thoughtfully designed and beautifully executed, the kitchen balances everyday functionality with custom finishes. Full-height shaker-style cabinetry in a soft warm white, accented by brushed metal hardware, creates a seamless and tailored look. Glass-front upper cabinets offer space to display fine glassware or curated décor. Dark Granite countertops provide rich contrast and subtle veining for depth.

The oversized island doubles as a prep zone and gathering space, featuring an elevated eating bar, corbel supports, and paneling. A mosaic tile backsplash in espresso and bronze tones adds texture and sheen, tying together cabinetry, countertops, and stainless-steel accents. The space is anchored by a professional-grade Wolf gas range with dual ovens, six burners, and a flat top. A large stainless-steel hood and full-height backsplash create a bold, functional centerpiece.

Adjacent, a built-in Sub-Zero refrigerator is fully integrated for a sleek, cohesive look. Additional built-in appliances—microwave, and Miele coffee machine—line the rear wall, maximizing convenience while maintaining clean flow.

The open layout transitions easily into the bright breakfast nook, surrounded by large windows and dark-stained French doors that access the patio dining area. This inviting corner is ideal for casual dining with outdoor views.



MAIN FLOOR AUXILIARY SPACES

The executive style office is anchored by coffered ceiling detail. A double sided fireplace feature brings warmth and sophistication into the space. Natural light pours in through a triple bay windows, forming a cozy reading or seating nook.. Rich built-in cabinetry with open shelving and lower cabinets spans one wall, ideal for organizing books, documents, or display pieces. Glass-paneled double French doors separate the office from the main hallway, maintaining light and openness.

The powder room walls are fully clad in large tiles, wrapping the space in warm, spa-like texture. A classic white pedestal sink is paired with chrome fixtures, while cylindrical sconces and a frameless mirror provide soft, even illumination.

At the rear entry, the mudroom is as practical as it is polished. A custom built-in bench offers a convenient drop zone. Durable floor tiles and a coordinating backsplash surround a utility sink, making this space perfect for everyday use.





FORMAL DINING

A stylish designer chandelier, featuring a curved canopy and cascading crystal strands, anchors the room with a visual sparkle. Another focal point of the space is a sleek, double-sided gas fireplace clad in full-height glossy black tile.

Along one wall, a mirror expands the sense of space and captures light from both the chandelier and natural sources. Light flows in from vertical windows and French doors open directly onto the outdoor seating area. Full-length golden drapery panels provide privacy and softness while adding height and richness to the room's aesthetic.

The dining space offers a fluid, open-concept flow ideal for hosting dinner parties or enjoying intimate family meals. Its elevated finishes and thoughtful layout make it a true centerpiece of the home.





UPPER-LEVEL SLEEPING QUARTERS

The upper level is thoughtfully designed to provide comfort, character, and style across each of its private bedrooms and well-appointed bathrooms.

The West facing bedroom features a charming bay window alcove, fitted with a built-in bench and under-seat drawers. This cozy reading nook is flooded with light and is the ideal location to read a great book. Enjoy plenty of space for a large bed, desk, and play area.

The second bedroom provides another well appointed space. Generous windows and ceiling-mounted recessed lights ensure the room remains bright, while the neutral plush carpeting continues the upper-level flooring theme.

The Jack and Jill bathroom connects the kids' bedrooms. It features a water closet with a large soaker tub, toilet, and shower. The shared space is designed to accommodate multiple users with style and practicality. Rich espresso-stained cabinetry with drawers and a tall linen tower offers generous storage. Cream-toned stone countertops with undermount sinks provide a clean workspace. A full-width frameless mirror and modern glass cube sconces deliver polished lighting and functionality. Natural stone tile flooring in soft earth tones ties into the adjacent tub area, ensuring a continuous and well-integrated look.

Also on this level, is the superb flex room with a vaulted ceiling. A custom fireplace feature wall—clad in dark wood and crowned with detailed millwork—includes integrated shelving, creating a refined focal point. This versatile space would be an ideal media room, playroom, and offers more than enough space to be converted to a fourth bedroom if needed!







PRIMARY SUITE OASIS

Head down the open walkway to your secluded primary bedroom and step through French doors to relax after a long day.

A true retreat, the primary suite offers a refined blend of comfort and elegance. French doors open to a private balcony, inviting in daylight and offering stunning Rocky Mountain views.

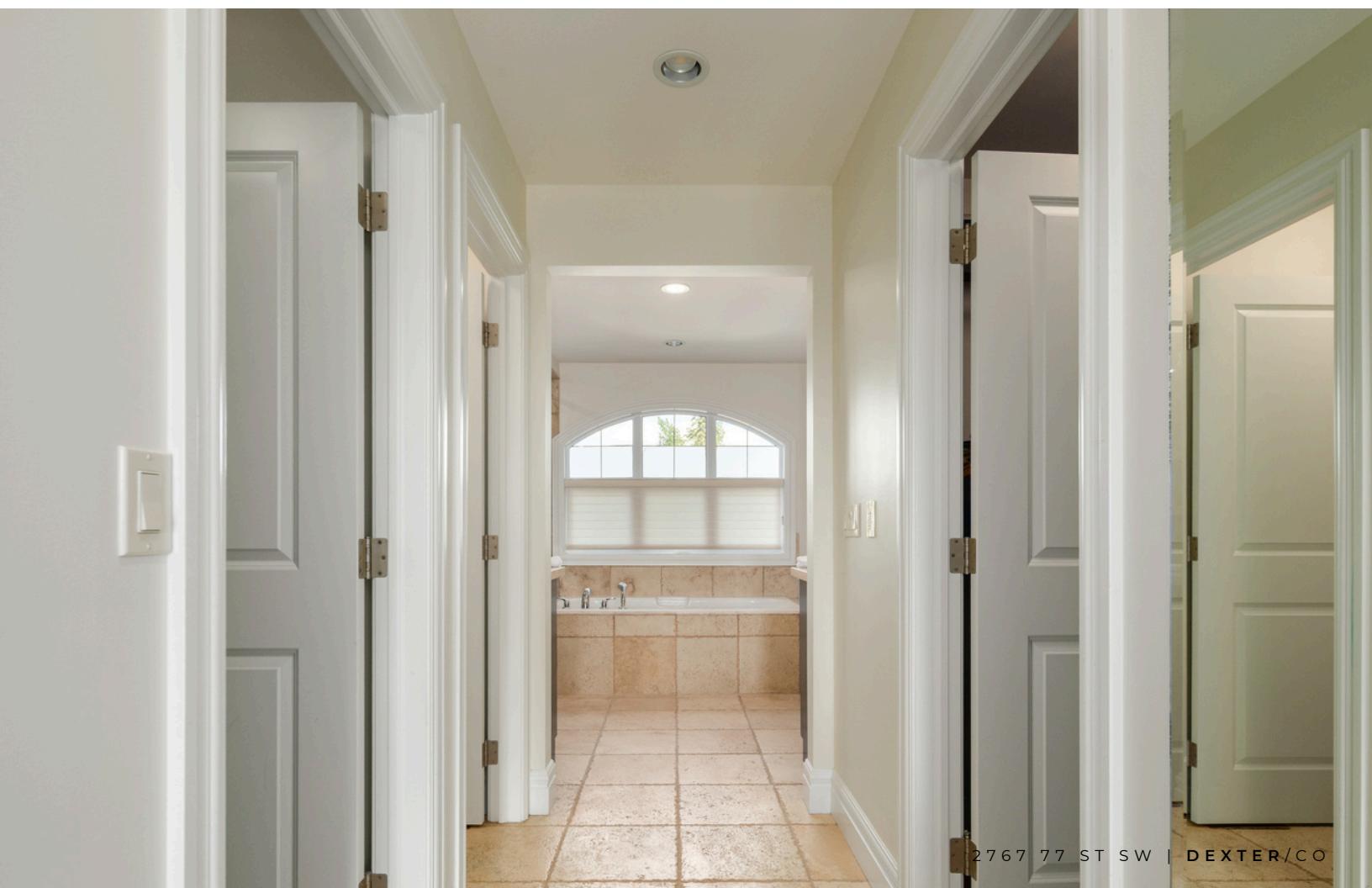
The ensuite is finished with large-format travertine-style tiles that wrap the floor and extend through the soaker tub surround and walk-in shower. In-floor heating provides warmth and comfort throughout the Winter.

Frameless glass panels enclose the spacious shower, equipped with both a rain showerhead and a handheld wand, as well as built-in corner shelving for added utility.

Beneath an arched privacy window, a deep drop-in soaker tub creates a peaceful setting to unwind. His and her vanities with granite countertops, dark wood cabinetry, and full-width mirrors are accompanied by tall cabinet towers, offering vertical storage and polished practicality.

His and her walk-in closets complete the suite, each fitted with custom wood built-ins—open shelving, drawers, and dedicated hanging space. Individually accessed, they maximize usability and provide a well-organized, elevated dressing experience.







LOWER-LEVEL ENTERTAINING & LIVING

Designed for relaxation, recreation, and entertaining, your family will love the lower level. At its entrance, a wet bar features a beverage fridge, sink, wine rack, and plenty of storage space. Pendant lights with amber glass shades add warmth and style.

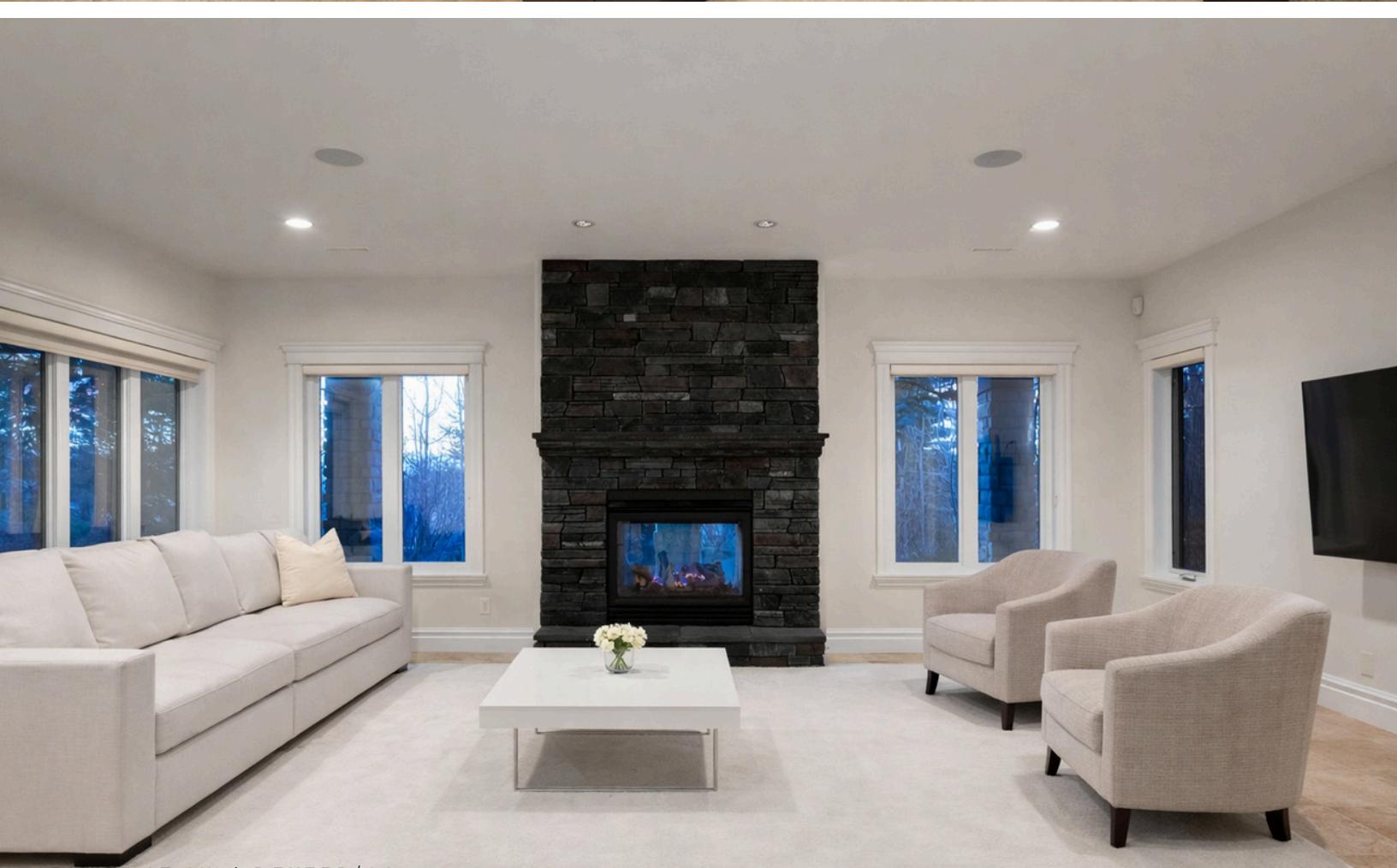
Your rec room is anchored by a double-sided gas fireplace clad in stacked ledgerstone. Large windows and French doors provide natural light and walkout access to the backyard. Durable Travertine tile flooring extends across the space, complemented by radiant in-floor heating to keep the lower level warm and inviting.

Enjoy movie night in the home theatre featuring integrated surround sound and a ceiling-mounted projector with a fixed screen—designed for immersive viewing.

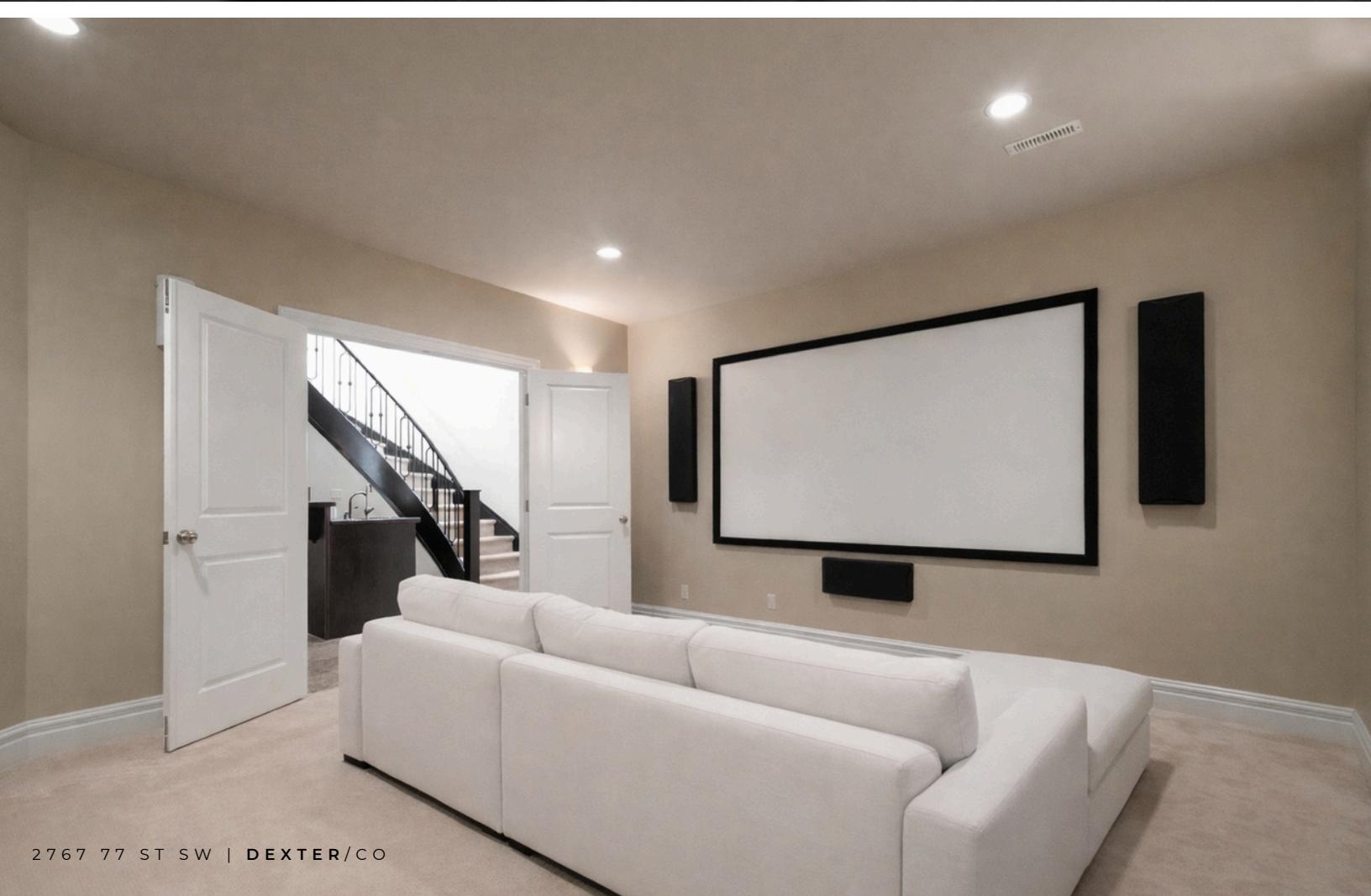
The fitness room includes matte black rubber flooring and a full mirrored wall to maximize visibility and light. French glass doors and windows maintain openness and connect to the outdoors. Recessed lighting and ceiling speakers complete the professional setup.

A lower-level bathroom features a rich wood vanity, a full-width mirror, and a fully tiled walk-in steam shower with a frameless glass door, bench seating, and a recessed storage niche. Beadboard-style bench seating with coat hooks adds a practical, locker room-style touch.

An additional bedroom completes the level. It offers a neutral color palette with flat ceilings, recessed lighting, and beige carpet. A large window with a deep window well keeps the room bright and airy.







PRIVATE OUTDOOR LIVING

Surrounded by mature trees and lush landscaping, the backyard provides an ideal blend of privacy, space, and year-round usability.

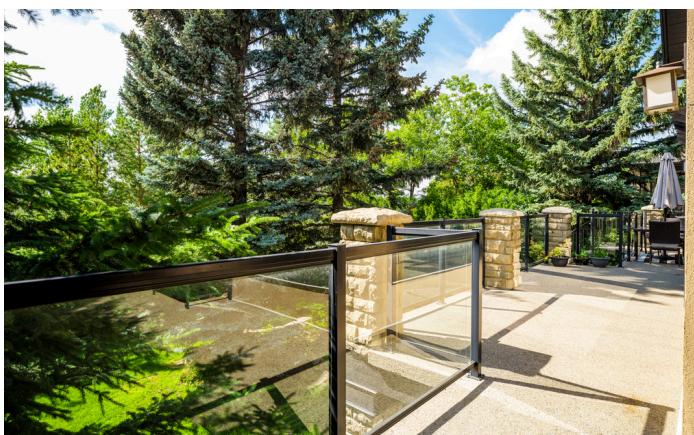
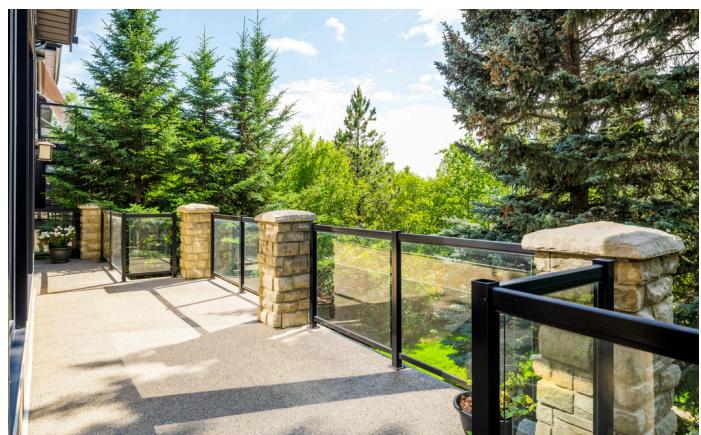
The main-level deck surfacing features exposed aggregate, a rare find, and glass paneled railing. Stone columns mirror those below, tying the two spaces together visually. The BBQ station is tucked behind a horizontal privacy screen and shaded by a wood pergola—providing architectural interest and filtered sunlight.

Extending the full length of the home, the deck offers generous space for dining and lounging while overlooking a serene, tree-lined setting.

The walkout patio below the deck is finished with durable stone tile. An integrated two-way fireplace adds warmth and ambiance, while a spiral metal staircase offers convenient access to the upper deck.

The professionally landscaped yard is bordered by dense mature trees and tall hedging for year-round privacy. A flat, manicured lawn provides ample room for recreation and family fun.

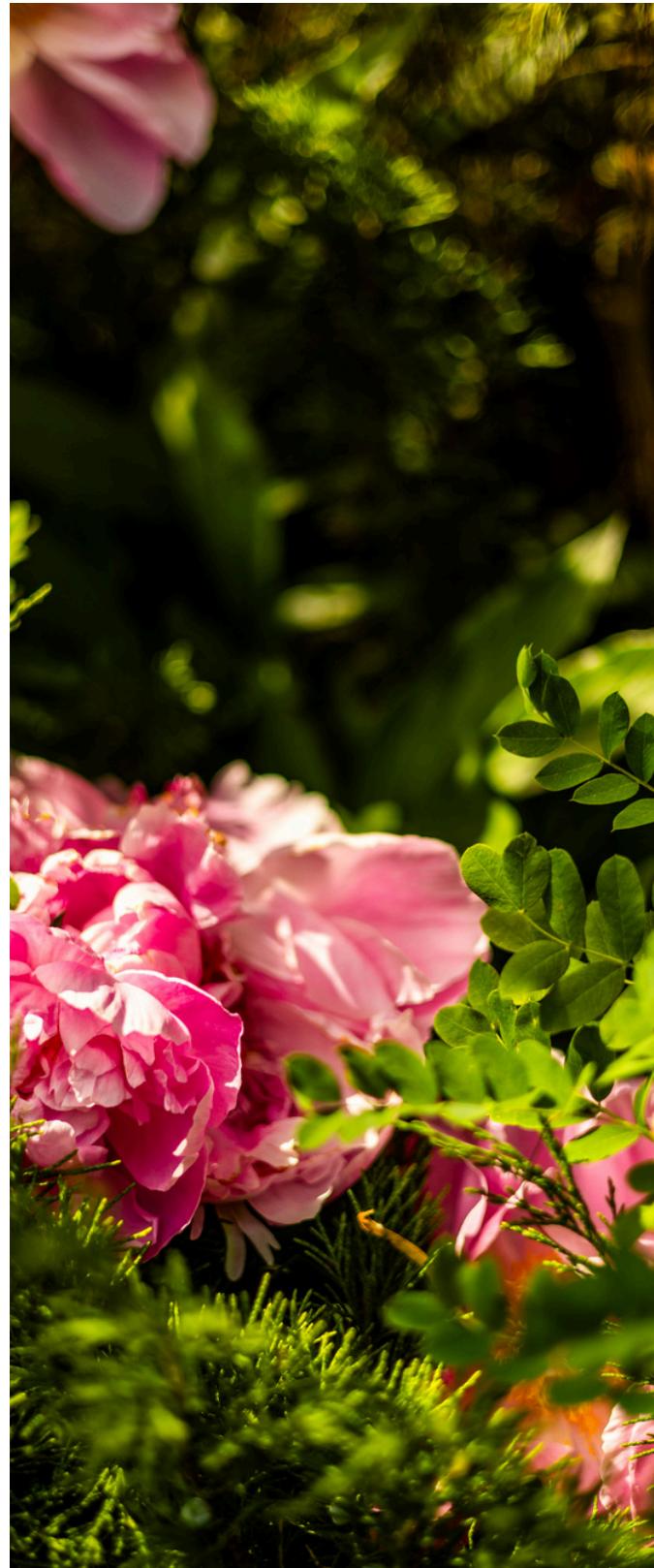
Whether entertaining guests, enjoying quiet moments, or connecting with nature, these outdoor spaces offer a seamless extension of the home's interior elegance.



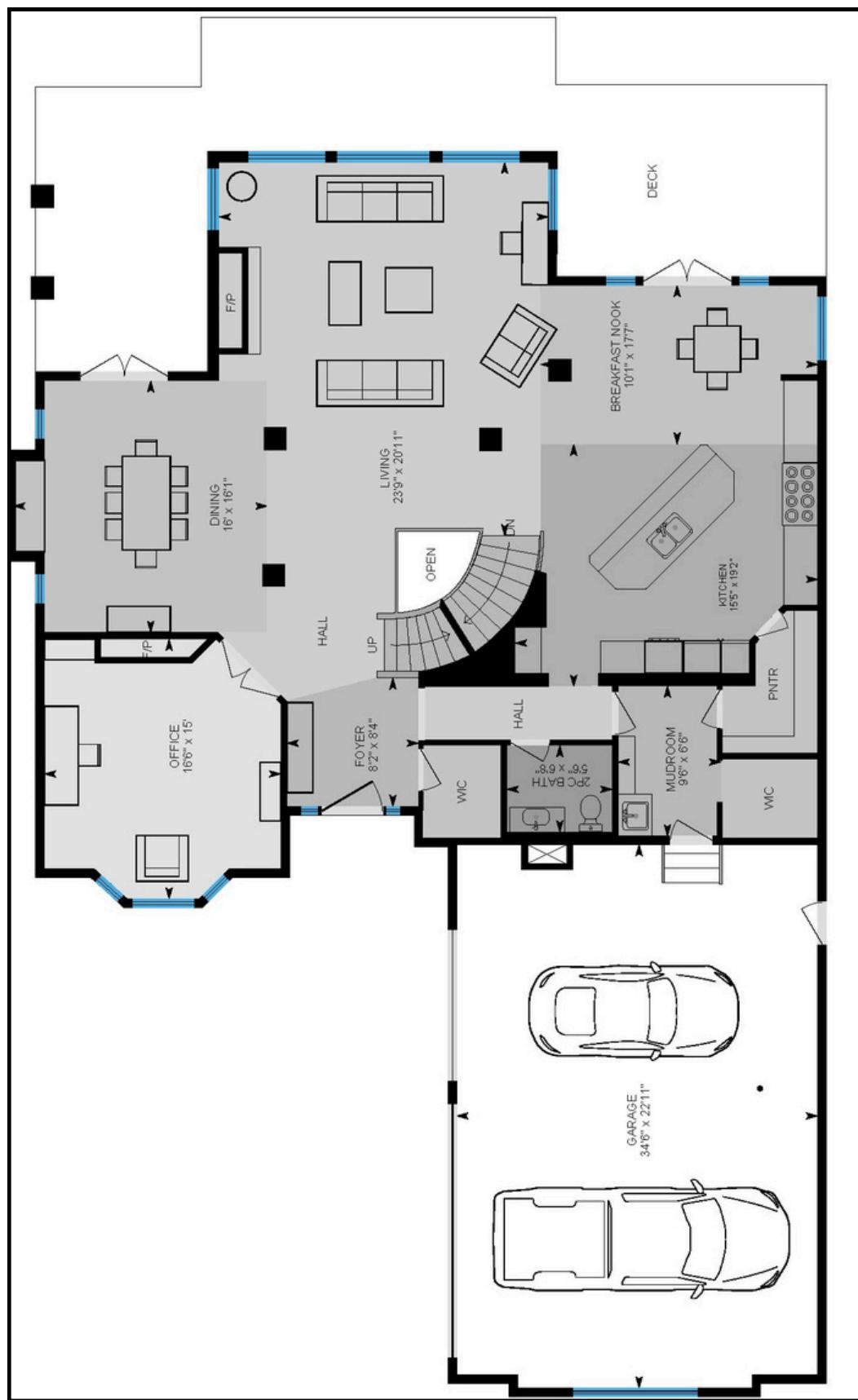


ADDITIONAL HOME SPECS

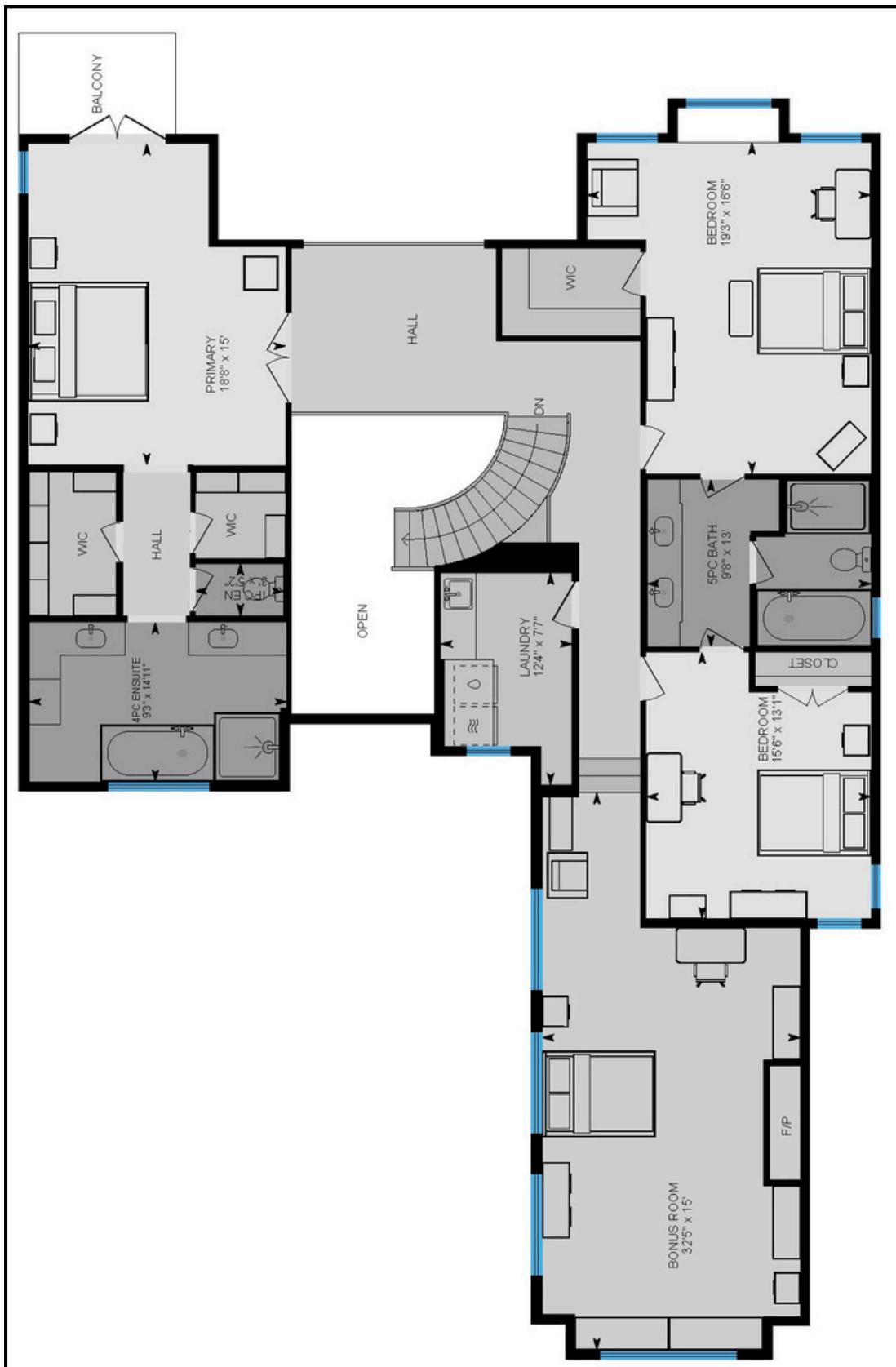
- In-floor heating in primary en-suite
- Radiant heated lower level
- Triple Car attached garage
- Central A/C on main & upper floor
- Gas line on main level patio
- Three fireplaces
- Garage door springs replaced recently
- Exposed aggregate finish on main and upper level patios
- Steam shower in lower level bathroom
- Upper level laundry room
- Oversized lot



MAIN-LEVEL FLOORPLAN



UPPER-LEVEL FLOORPLAN



LOWER-LEVEL FLOORPLAN





COMMUNITY OF SPRINGBANK HILL



Perched on Calgary's western edge, Springbank Hill is one of the city's most sought-after communities, offering an exceptional blend of natural beauty and urban convenience. Known for its rolling terrain and stunning Rocky Mountain views, the neighborhood provides a serene atmosphere while remaining closely connected to key amenities.

Residents enjoy quick access to Aspen Landing Shopping Centre, Westhills Towne Centre, and Signal Hill Centre, making everyday errands and weekend outings effortlessly convenient. With downtown Calgary only 20 minutes away, commuting and city access are both easy and efficient.

Springbank Hill is particularly renowned for its proximity to top-rated schools, including Webber Academy, Rundle College, and Ernest Manning High School. This makes the area highly desirable for families seeking strong educational opportunities within a safe and welcoming environment.

The community features a mix of sprawling estate homes, beautifully landscaped properties, and modern architectural designs. Its elevated streets and generous green spaces create a sense of openness and prestige, contributing to the neighborhood's distinct character.



Active living is central to Springbank Hill, with nearby amenities such as the Westside Recreation Centre, the Elbow Valley pathway system, and access to the trails of Griffith Woods Park. Whether enjoying fitness facilities, cycling routes, or nature walks, residents have endless ways to stay engaged outdoors.



For day-to-day living, the area offers boutique shopping, fitness studios, cozy cafés, and exceptional dining options. With its picturesque scenery, refined atmosphere, and unmatched convenience, Springbank Hill delivers an elevated lifestyle in one of Calgary's premier residential settings.

WWW.DEXTERANDCO.CA



KYLE DEXTER
TEAM LEAD

C | 403.690.7589
E | KYLE@DEXTERANDCO.CA
IG | @KTDEXTER



RYAN WOOLMAN
REAL ESTATE ADVISOR

C | 403.919.8673
E | RYAN@DEXTERANDCO.CA
IG | @RYANWOOLMANREALESTATE



OLIVIA POPOWICH
REAL ESTATE ADVISOR

C | 403.472.1174
E | OLIVIA@DEXTERANDCO.CA
IG | @OLIVIAPOPOWICHHOMES



JARED CLARK
REAL ESTATE ADVISOR

C | 403.555.2275
E | JARED@DEXTERANDCO.CA
IG | @JAREDDANIELCLARK



ZHU DEXTER
DIRECTOR OF GOOD VIBES

C | 403.555.2275
E | ZHU@DEXTERANDCO.CA
IG | @GOODBOY_ZHU

700 - 1816 CROWCHILD TRAIL NW
CALGARY, AB T2M 3Y7

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