

FAMILY HOME IN THE SLOPES



57 SLOPES POINT SW

CALGARY, AB

COMMUNITY OF SPRINGBANK HILL

exp[®]
REALTY
LUXURY

DEXTER/CO
LUXURY REAL ESTATE



PROPERTY SPECS

4 BD 4.5 BA 5,517.83 SF

- STUNNING ROCKY MOUNTAIN RANGE VIEWS
- THREE CAR HEATED GARAGE
- RADIANT IN-FLOOR HEATING THROUGHOUT MULTIPLE LEVELS
- CONCRETE TILE ROOF
- WALK OUT BASEMENT
- FOUR BEDROOMS ABOVE GRADE

PROPERTY STATS

PROPERTY TYPE

2 STOREY

YEAR BUILT

1999

TOTAL DEVELOPED SF

5,517.83

ABOVE GRADE SF

3,794.87

LOT SIZE

0.53 ACRES

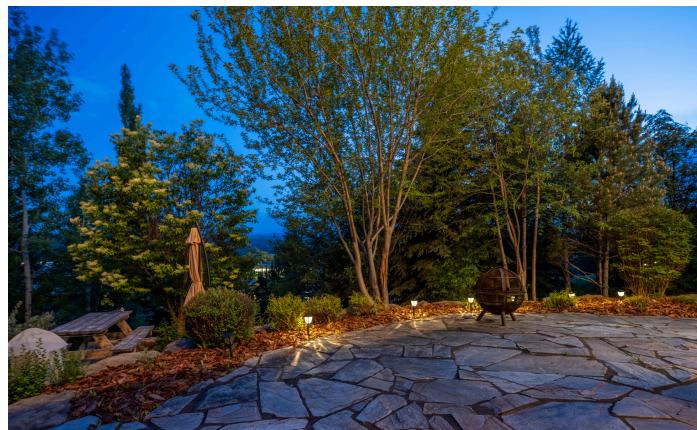
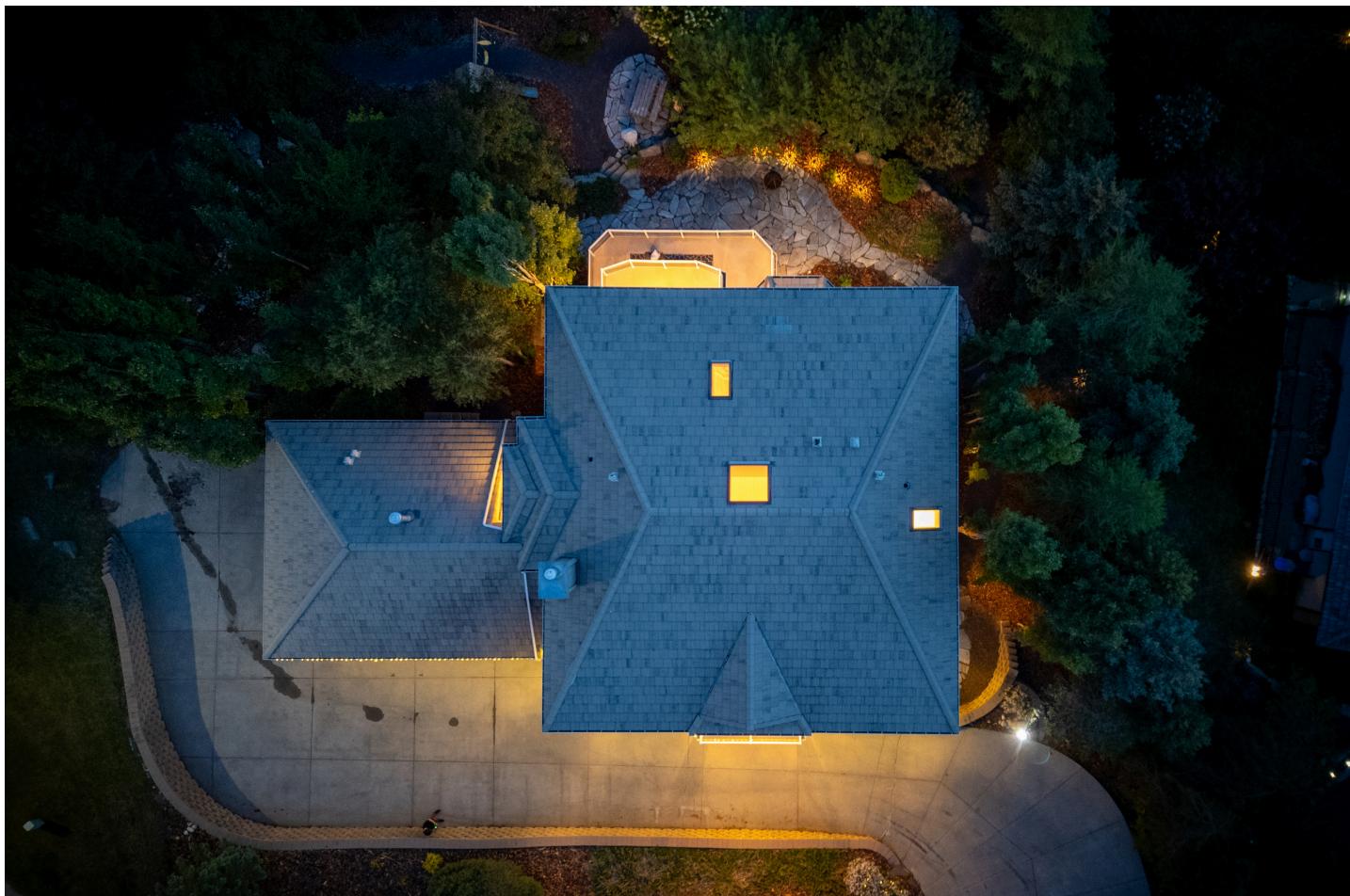




TRANSITIONAL ARCHITECTURAL DETAILS

This distinguished two-storey home effortlessly blends traditional charm with contemporary sophistication, creating a refined transitional aesthetic. A gabled roof clad in durable concrete tile shingles adds architectural character while offering long-lasting protection. Crisp, white-trimmed windows frame a symmetrical façade, enhancing classical appeal and filling the interiors with natural light.

Brick skirting along the front adds textural interest and a grounded presence, while the sloped driveway—equipped with radiant heating—eliminates winter maintenance, bringing together thoughtful design and everyday practicality.

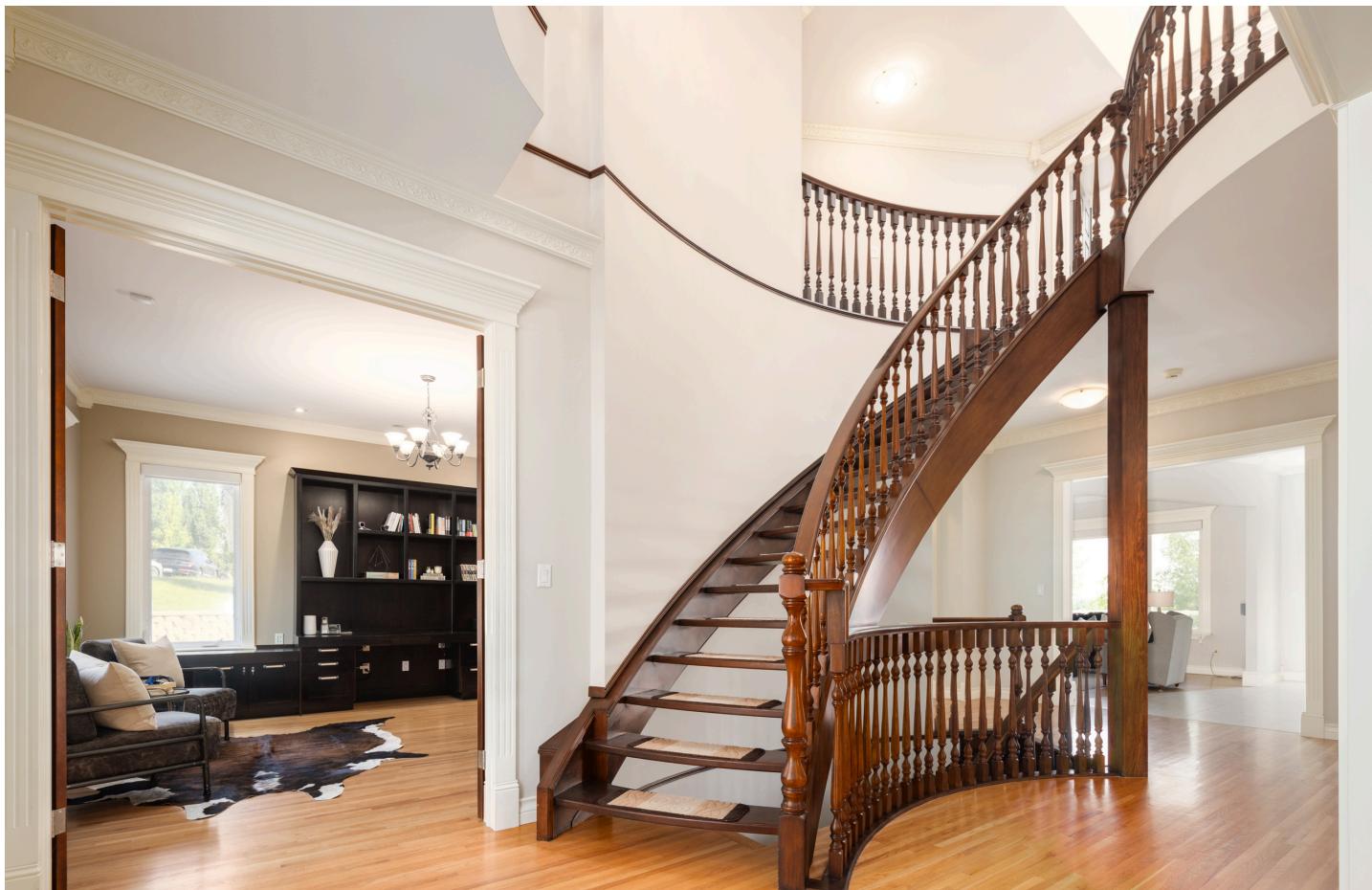


YOU HAVE ARRIVED

Step through the stately front door, crafted from rich wood and decorative glass inserts, and feel the home's sense of grandeur. Soaring peaked ceilings create an open, airy volume, complemented by timeless crown molding's and intricate millwork.

Lovingly maintained hardwood floors run throughout the main level, underscoring the home's craftsmanship. At the heart of the foyer is a sweeping curved staircase with stained wood steps and turned balusters—a graceful introduction to the home's classic styling.





ELEGANT LIVING QUARTERS

The main floor includes two distinct yet cohesive living rooms, designed for both refined entertaining and casual comfort.

The formal sitting room boasts hardwood floors bordered by a Greek key inlay and herringbone patterning within—highlighting the attention to detail. Three expansive windows flood the room with light. A decorative ceiling medallion frames the central chandelier, complemented by rope molding details for a polished finish. This area flows naturally into the foyer and formal dining room.

The family room is inviting and relaxed, anchored by a large South-facing window and a built-in media wall. A gas fireplace with a dramatic stone slab surround adds a warm focal point, while crown molding and an open connection to the kitchen reinforce the home's thoughtful, cohesive design.





DESIGNER KITCHEN

A balance of high-end functionality and inviting warmth, the custom kitchen is as practical as it is beautiful. Walnut cabinetry provides richness and depth, offset by granite countertops and a full-height granite backsplash for a seamless, refined finish.

A large central island offers generous prep space and includes a built-in Marvel beverage fridge, perfect for casual hosting. Professional-grade appliances include a Miele six-burner gas range, Wolf stainless steel range hood, and full-size Sub-Zero refrigerator and freezer.

Soft-close drawers and cabinets, a concealed appliance nook, and a Miele dishwasher complete the functionality, while large-format neutral tile underfoot grounds the room. Mid-century pendant lighting adds style, and south-facing windows above the sink frame sweeping views of the Rocky Mountains.

Adjacent to the kitchen is the breakfast nook, offering the ideal space for you and your family to sit down and catch up or start the day off right with the most important meal of the day. Large windows provide a beautiful setting and the patio access is right there if you want to finish your coffee basking in the sunlight!

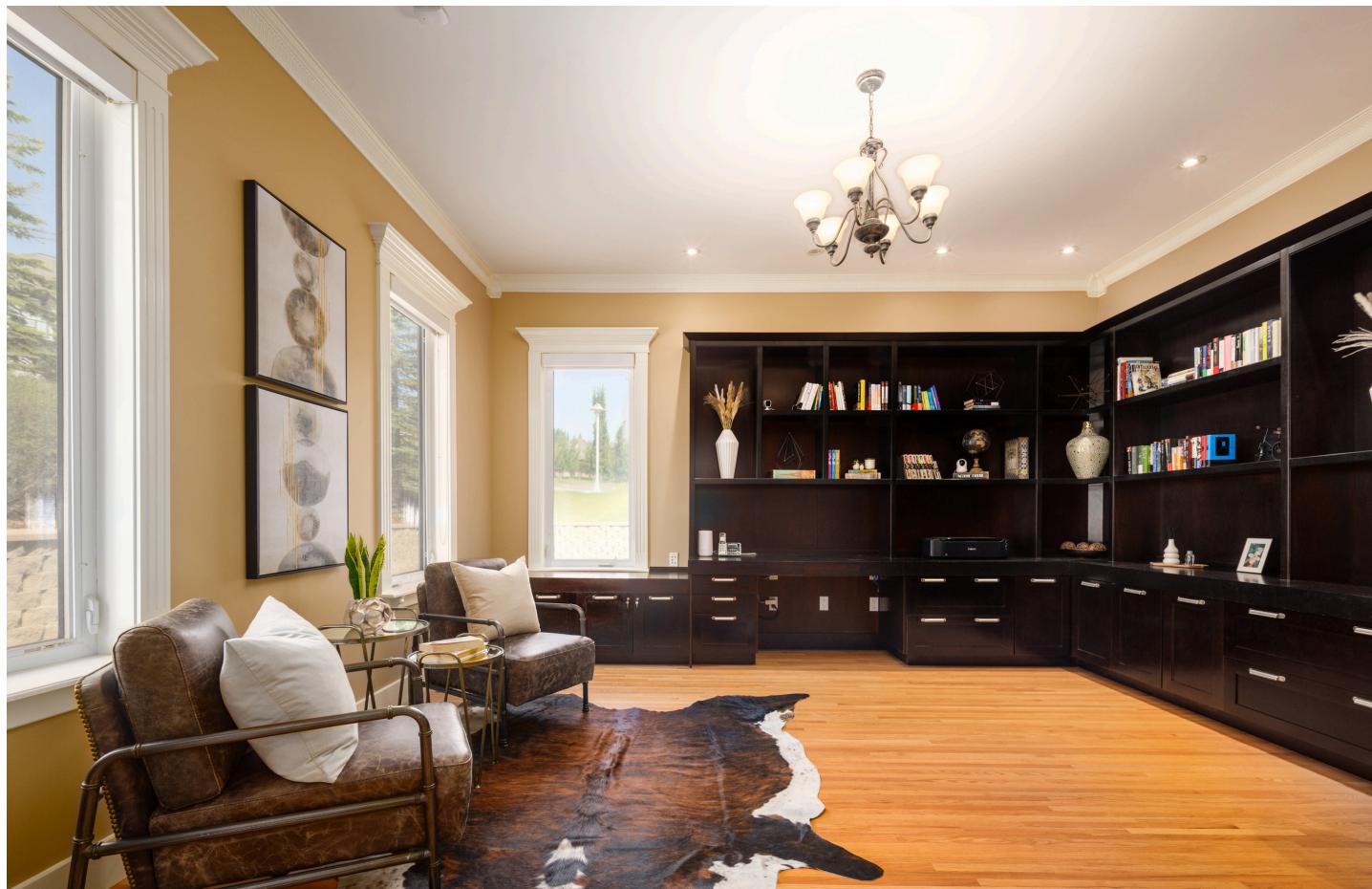


MAIN FLOOR AUXILIARY SPACES

Smartly appointed for daily living, the main floor includes a large home office with custom cabinetry along two walls, dual desks, and both open and closed storage. Honey-toned walls, crown moulding, and thick baseboards add a polished, professional ambiance, while three large windows keep the room bright and welcoming.

A discreet powder room is tucked away from main living areas for guest privacy. Nearby, the mudroom with laundry offers ample built-in storage and serves as a practical buffer from the outdoors, ideal for managing gear and daily clutter.





FORMAL DINING

Rich with character, the formal dining room blends old-world craftsmanship with modern elegance. The hardwood floor is laid in a herringbone pattern and bordered by a contrasting geometric inlay that anchors the space.

Above, a ceiling medallion and decorative mouldings frame a brass chandelier with frosted glass shades, providing a soft, ambient glow. Crown moulding, deep window casings, and fluted column-style trims on wide cased openings reinforce the room's grandeur and create a seamless connection to surrounding spaces.





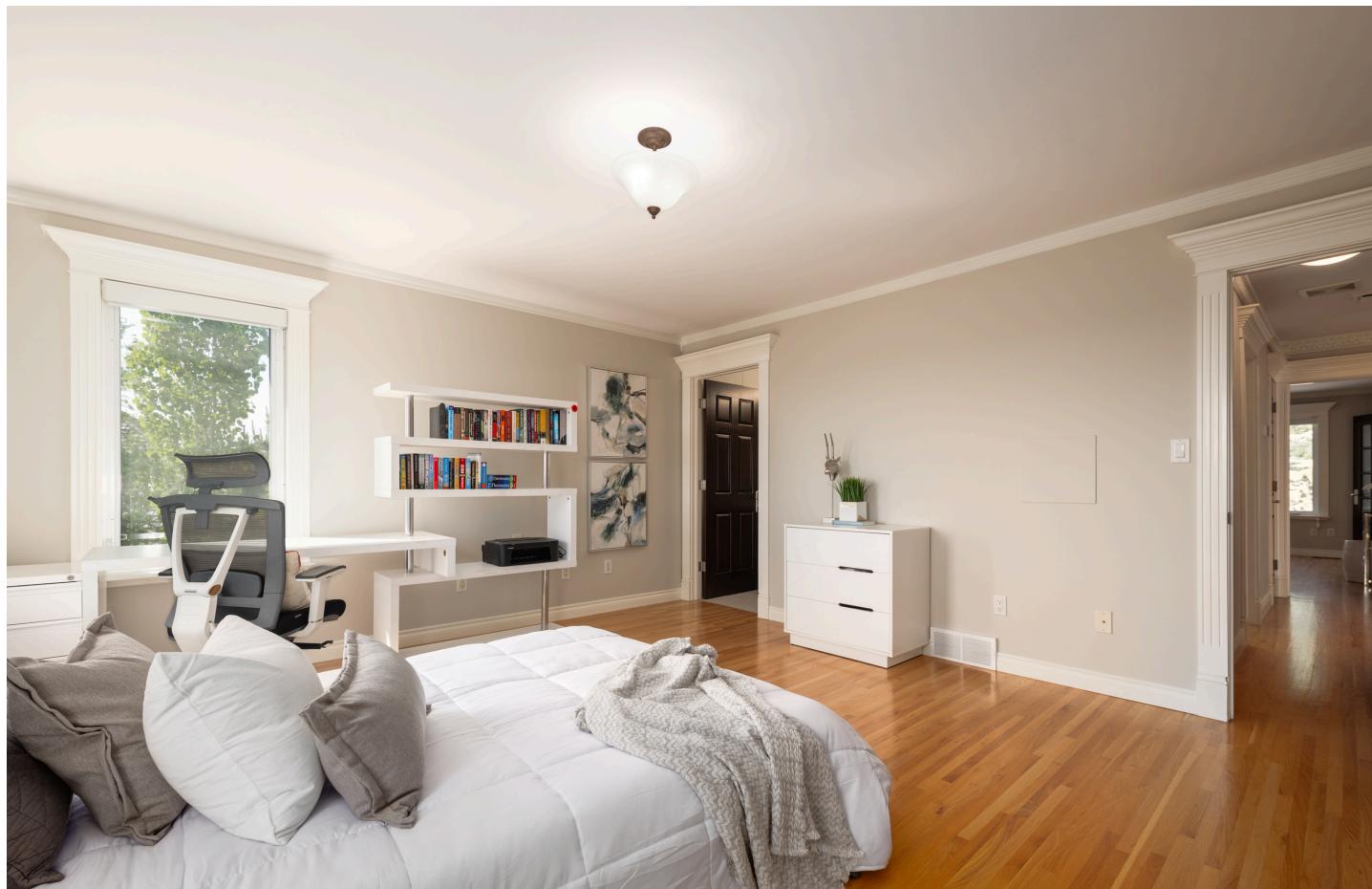


UPPER-LEVEL SLEEPING QUARTERS

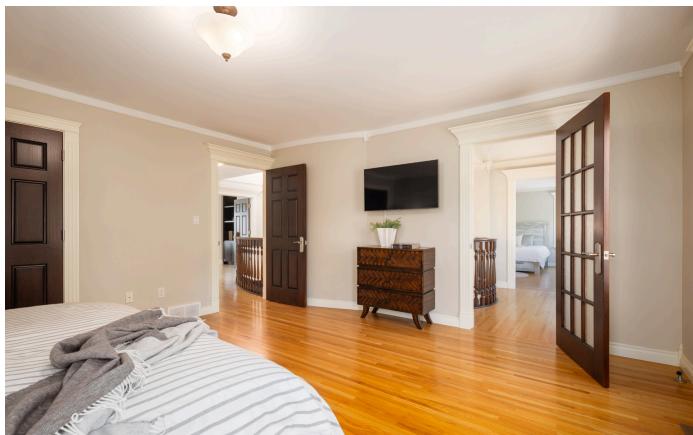
Upstairs, three spacious bedrooms beyond the primary suite provide comfort, flexibility, and abundant natural light. Each accommodates king-sized beds with extra room for desks or play areas, and all include three large windows offering peaceful views.

Two bedrooms share a well-appointed six-piece bathroom with a walnut-stained double vanity, brushed nickel hardware, white quartz counters, and dual undermount sinks. Frameless glass encloses a tub/shower combo surrounded by oversized porcelain tiles in soft beige and grey, accented by a mosaic tile band. A built-in shower niche and skylight enhance functionality and atmosphere.

The third bedroom enjoys its own private ensuite with a natural wood vanity, white quartz countertop, and mosaic tile backsplash. A walk-in shower features a checkerboard mosaic accent wall, faux-stone tile, a pebble-tile base, and built-in bench, creating a spa-like retreat.







PRIMARY SUITE OASIS

Double doors open into a tranquil, light-filled retreat. Vaulted ceilings and a skylight add volume, while a creamy stone gas fireplace with a dark wood mantel anchors the room. Hardwood floors carry through from the hallway, and a cozy sitting area provides space to unwind.

French doors lead to a private balcony with panoramic views of the Rocky Mountains, enhancing the suite's sense of serenity.

The ensuite bath is a luxurious retreat with a freestanding soaker tub set beneath a wide window and a curved pebble tile backsplash. A dual-sink vanity with warm wood cabinetry and black stone countertops offers style and storage.

The oversized walk-in shower features natural stone tiles, diamond-pattern accents, a recessed niche, and a built-in bench. Heated travertine-look tile floors paired with in-floor heat add warmth, and recessed lighting provides ambiance for every mood.

A boutique-style walk-in closet completes the suite, featuring custom grain-matched walnut cabinetry, dual hanging space, open shelving, and soft recessed lighting. It's a space that combines elegance with everyday efficiency.







LOWER-LEVEL ENTERTAINING & LIVING

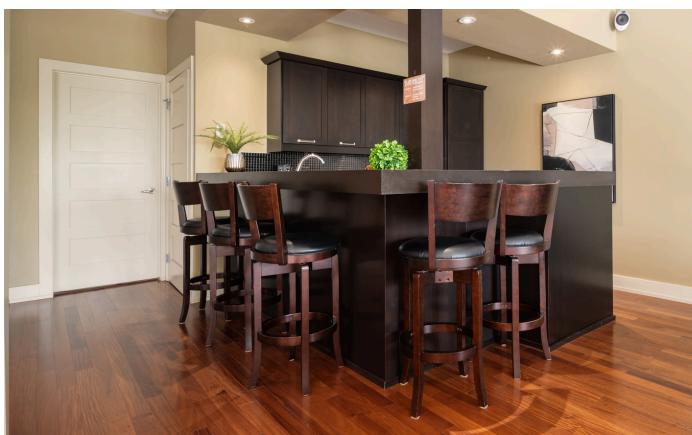
The fully developed walkout lower-level blends comfort, entertainment, and utility. With radiant in-floor heat, speaker zones, and large south-facing windows overlooking greenery, it's designed for all seasons.

The media room, carpeted for sound and comfort, includes built-in cabinetry, pre-wiring for surround sound, and a matte-finish wall treatment. It easily converts into a fifth bedroom if desired.

A gas fireplace wrapped in shimmering mosaic tile defines the recreation lounge, with sleek and durable flooring, full-height windows, and patio access. A wet bar nearby includes custom cabinetry, polished stone countertops, a black glass tile backsplash, wine and bar fridges, a dishwasher, and an undermount sink.

The basement bathroom features a dark wood double vanity, stone countertops, and an oversized steam shower with multiple heads, body jets, stone bench, and porcelain tile throughout.

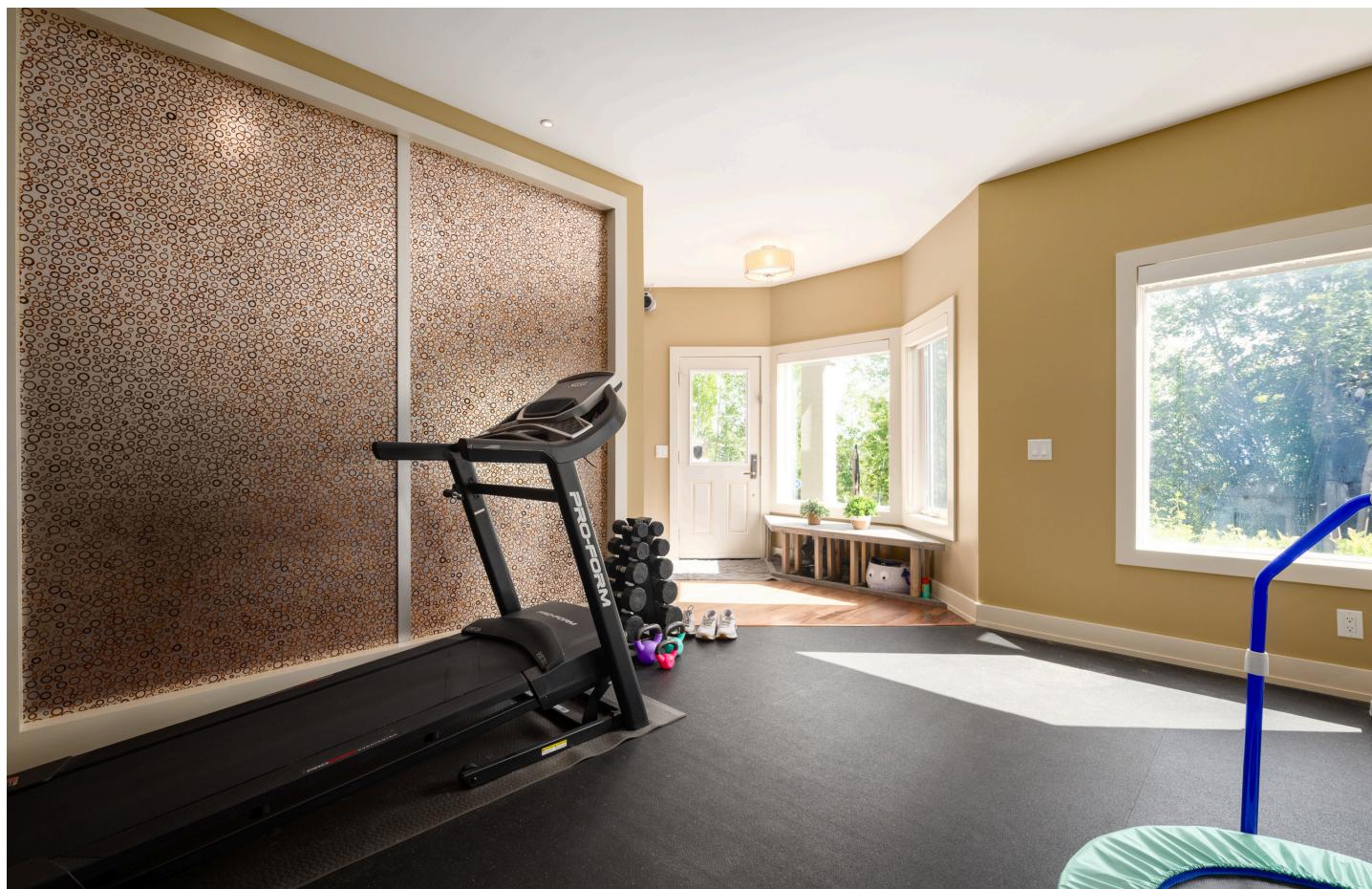
A dedicated gym with rubberized flooring, a mosaic wood accent wall, built-in cabinetry, mirror, and TV wiring completes the lower level, perfect for staying active year-round.











PRIVATE OUTDOOR LIVING

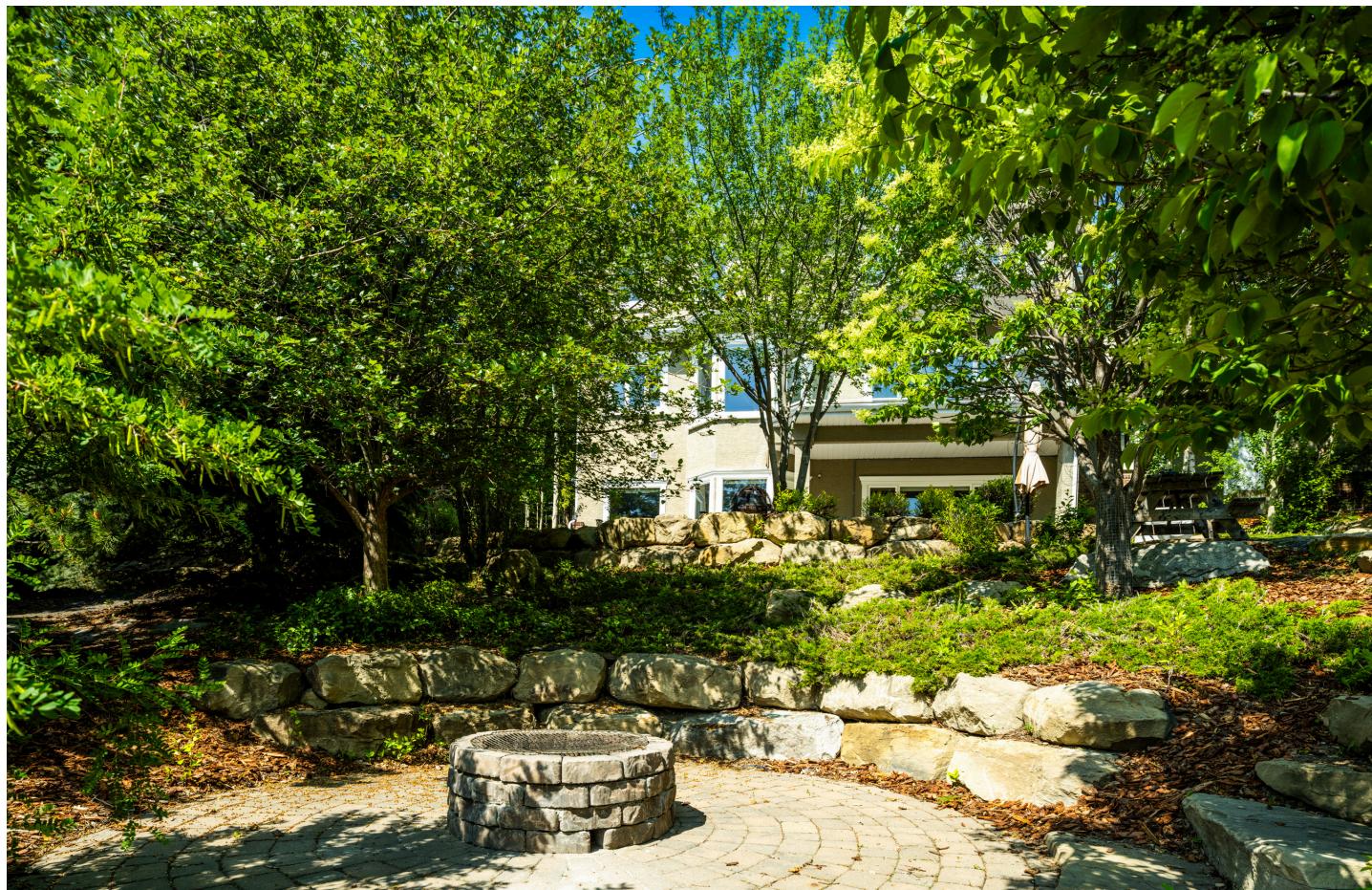
The terraced backyard is a private oasis, making the most of the lot's natural elevation. Retaining walls of natural stone define usable outdoor areas, while dense trees and mature landscaping provide both beauty and privacy.

Curved flagstone walkways meander through the grounds, connecting destinations like a firepit patio surrounded by trees, and a children's play area with mulch base and integrated paths.

Outdoor living extends across multiple levels, including two balconies with glass railings—one off the main living area, the other private to the primary bedroom. A covered lower patio connects directly to the yard, ideal for sheltered entertaining.

With layered greenery, stone hardscaping, and unobstructed mountain views, this outdoor setting feels secluded yet expansive—a perfect blend of nature and luxury.







COMMUNITY OF SPRINGBANK HILL

Perched on the western edge of Calgary, Springbank Hill is one of the city's most desirable communities, offering a perfect balance of natural beauty and urban convenience. Known for its rolling hills and stunning views of the Rocky Mountains, this affluent neighborhood combines tranquility with accessibility.

Springbank Hill is just 20 minutes from downtown Calgary and offers quick access to major hubs like Aspen Landing Shopping Centre, Westhills Towne Centre, and Signal Hill Centre. Renowned for its proximity to some of Calgary's best private and public schools, including Rundle College, Webber Academy, and Ernest Manning High School, the area is a haven for families.

The community is celebrated for its sprawling estate homes, meticulously landscaped properties, and contemporary architectural designs. Residents enjoy an active lifestyle with easy access to the Westside Recreation Centre, Elbow Valley pathway system, and the pristine trails of Griffith Woods Park.

For day-to-day needs and unique experiences, local amenities include boutique shopping, fitness studios, cafes, and fine dining options. With its breathtaking scenery and serene ambiance, Springbank Hill offers a retreat from the city's pace while remaining connected to all its conveniences. Welcome to the elegance and charm of Springbank Hill!

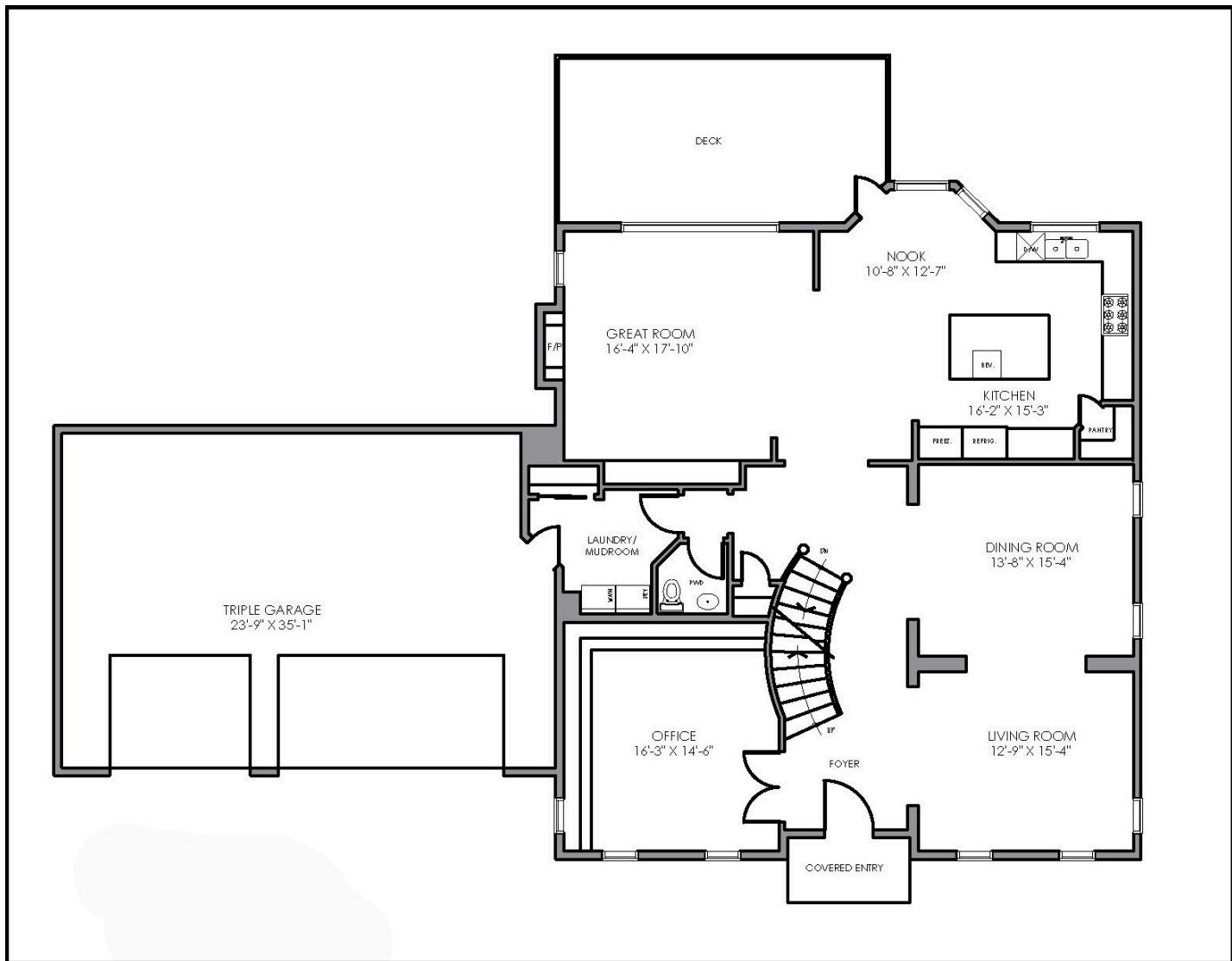


ADDITIONAL HOME SPECS

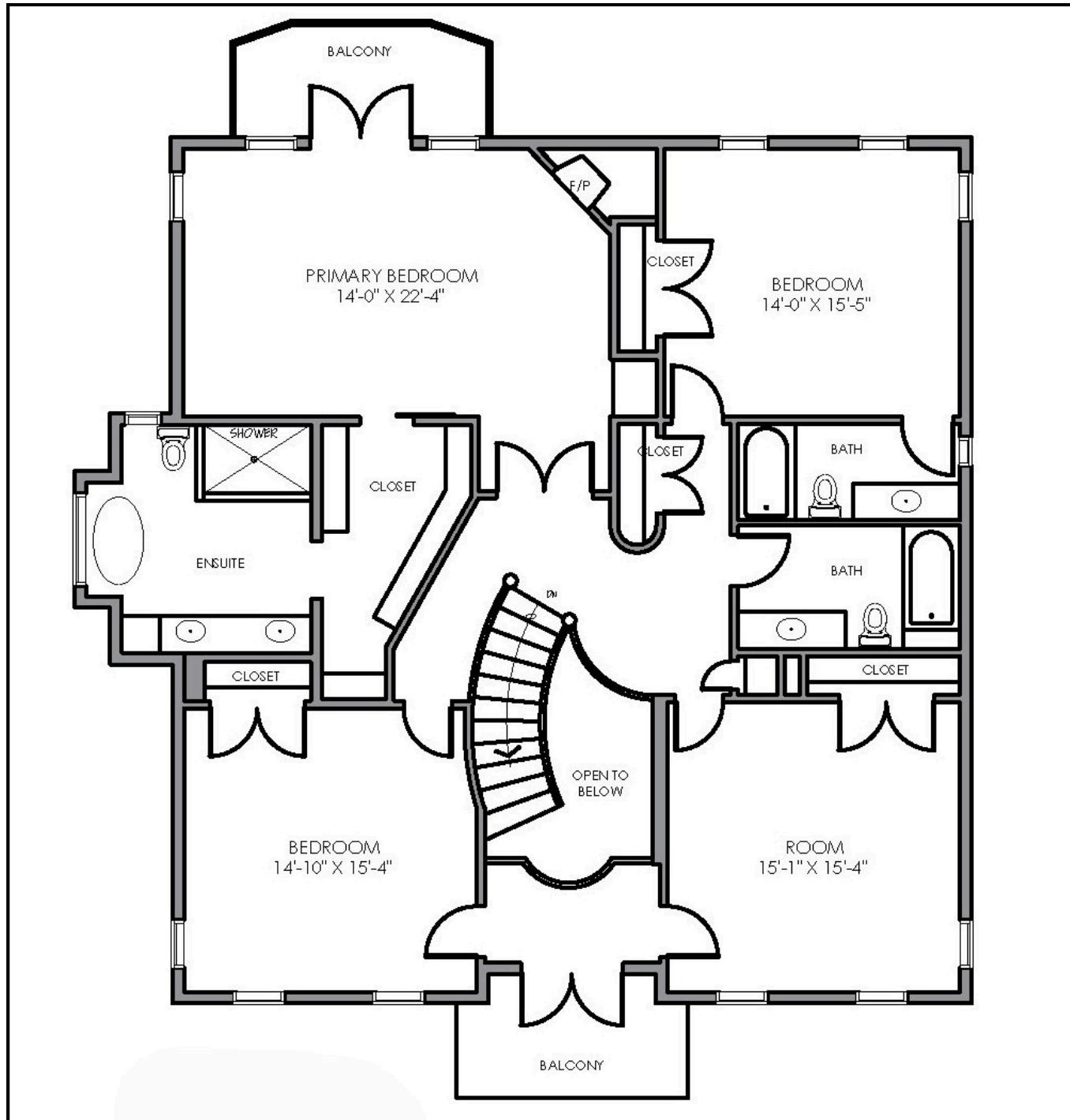
- Concrete tile roof shingles
- Radiant in-floor heating throughout multiple levels
- Radiant heated driveway
- Radiant heated triple garage
- Two hot water tanks
- Two Furnaces
- Two boilers
- Reverse Osmosis water filtration
- Water softener
- Central A/C
- Gas line on main level patio
- Wired for sound in main living area, lower level entertaining area, and theatre room
- Three fireplaces
- 10' ceilings on the main level



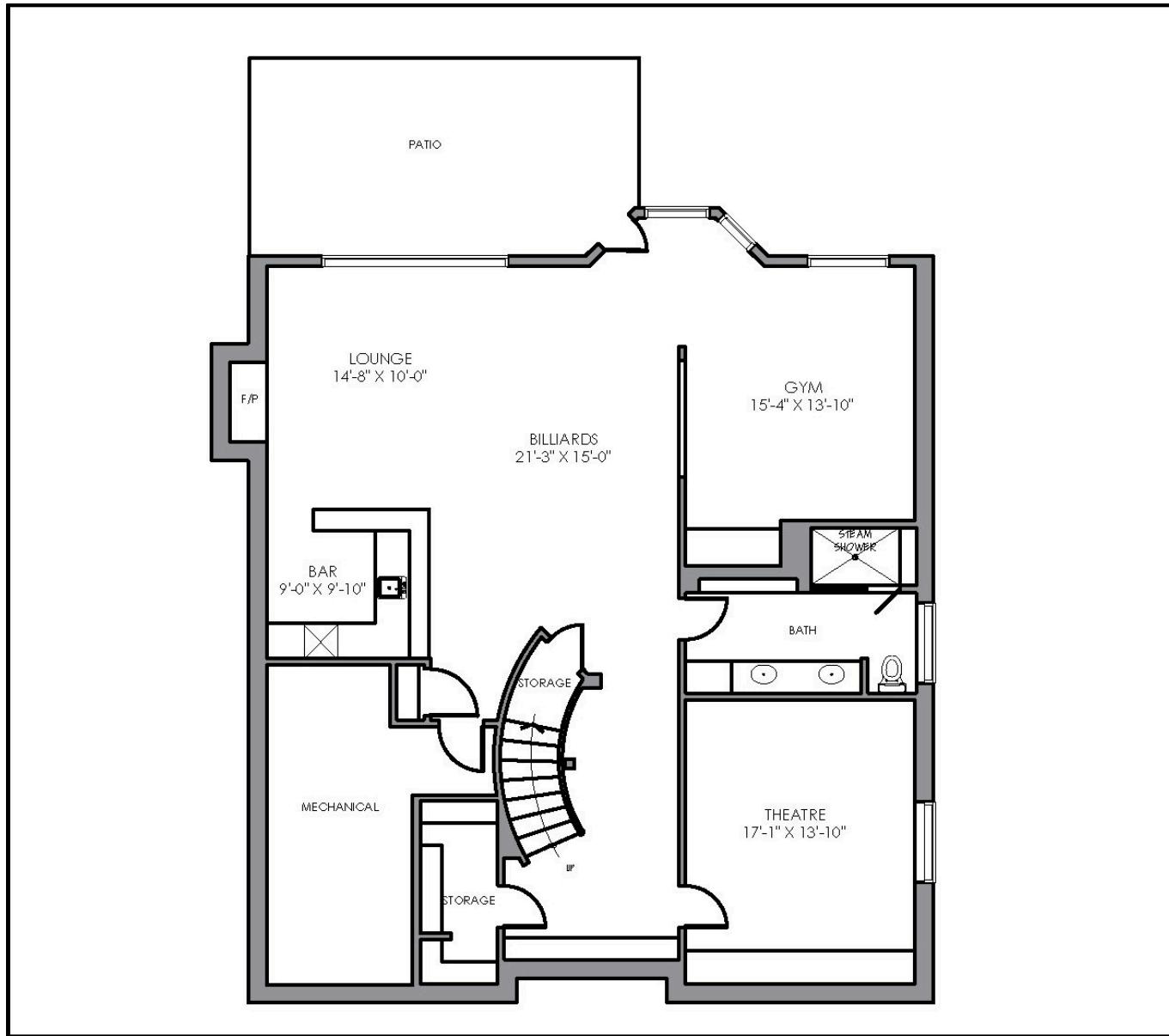
MAIN-LEVEL FLOORPLAN



UPPER-LEVEL FLOORPLAN



LOWER-LEVEL FLOORPLAN





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