



## 20 Slopeview Drive Calgary Alberta

\$1,399,900

Incredible property! Impressive home! Over a Half an Acre Lot in the City, with less than 20 minute drive in rush hour to downtown. This beautiful bungalow with a walkout basement and oversized triple attached garage has Five Bedrooms (2 up & 3 down), Three Full Baths with over 4250 sq ft of developed living space on an incredible 22,605 sq ft lot (0.52 Ac). Located in a gated community, this home backs on to vast green space park reserve offering kms of walking & bike paths to use. A private tranquil yard with mature trees and landscape, low maintenance gardens with an underground sprinkler system. Welcome to this beautiful home with gorgeous site finished hardwood floors throughout the main. Soaring vaulted ceiling with huge windows to take in the mountain views in the living area that showcases a stunning stone-faced fireplace that str is shared with the dining room and the kitchen. Patio doors off the living room to a large wrap around deck (with gas hook-up for fire table or bbq) to sit and enjoy the views. Spacious and functional kitchen with granite countertops and stainless-steel appliances including a gas cook top and two wall ovens plus plenty of storage space and dining nook area. Access off kitchen to a concrete patio with gas bbq hookup and a beautiful garden area to enjoy. The large primary bedroom boasts mountain views and patio door access to a deck. It has a large ensuite with dual sinks, granite countertops, jetted soaker tub, stand alone shower and walk-in closet. Good size second bedroom next to a full bathroom. The laundry / mudroom area off the triple garage gives you door access to either side of the yard. Front Load HE Washer and Dryer in laundry room that is conveniently located on the main floor with a second washer & dryer located in the lower level utility room. The lower walkout level has energy efficient in-floor heat. It has lots...

Recreational, Games room 23.25 Ft x 17.25 Ft

4pc Bathroom 13.17 Ft x 6.58 Ft

Bedroom 14.67 Ft x 14.00 Ft

Bedroom 13.25 Ft x 13.75 Ft

Bedroom 15.42 Ft x 10.83 Ft

Other 16.75 Ft x 11.00 Ft

Kitchen 15.50 Ft x 16.75 Ft

Breakfast 11.50 Ft x 8.00 Ft

Living room 19.08 Ft x 22.50 Ft

Dining room 15.75 Ft x 14.33 Ft

Primary Bedroom 12.58 Ft x 18.00 Ft

5pc Bathroom 11.33 Ft x 14.83 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:  
Century 21 Bamber Realty LTD.



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca

**Other** 13.17 Ft x 7.42 Ft

**Storage** 10.67 Ft x 6.83 Ft

**Furnace** 15.08 Ft x 11.08 Ft

**Foyer** 14.33 Ft x 15.75 Ft

**Bedroom** 13.25 Ft x 11.33 Ft

**3pc Bathroom** 9.67 Ft x 4.92 Ft

**Laundry room** 19.42 Ft x 7.42 Ft