



THE
A-TEAM

**RE/MAX
FIRST**

2858 77 Street, Calgary T3H5M1

MLS®#: **A2122568**

Area: **Springbank Hill**

Listing Date: **04/17/24**

List Price: **\$3,499,999**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2022**
Lot Information
Lot Sz Ar: **17,825 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,907**
Low Sqft:
Ttl Sqft: **2,907**

DOM

32
Layout
Beds: **4 (2 2)**
Baths: **4.5 (4 1)**
Style: **Bungalow**

Parking

Ttl Park: **10**
Garage Sz: **4**

Access:

Lot Feat: **Back Yard,Desert Back,Few Trees,Low Maintenance Landscape,Gentle Sloping,See Remarks,Views**
Park Feat: **Driveway,Heated Garage,Quad or More Attached**

Utilities and Features

Roof: **Rubber**
Heating: **Boiler,In Floor,Solar**
Sewer:
Ext Feat: **Balcony,Built-in Barbecue,Fire Pit,Lighting,Rain Gutters**

Construction: **Concrete,ICFs (Insulated Concrete Forms)**
Flooring: **Concrete**
Water Source:
Fnd/Bsmt: **ICF Block**

Kitchen Appl: **Built-In Oven,Dishwasher,Garage Control(s),Induction Cooktop,Refrigerator,Washer/Dryer,Water Softener,Window Coverings**
Int Feat: **Bar,Built-in Features,Elevator,Natural Woodwork,Quartz Counters,See Remarks,Soaking Tub,Walk-In Closet(s),Wired for Data,Wired for Sound**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	16`0" x 15`0"	Bedroom	Main	12`0" x 12`0"
Laundry	Main	12`2" x 7`5"	Mud Room	Main	14`2" x 7`6"

Living Room	Main	21`8" x 24`2"	Kitchen	Main	15`4" x 21`4"
Dining Room	Main	16`8" x 12`0"	Office	Basement	10`0" x 13`6"
Bedroom	Basement	12`10" x 13`6"	Bedroom	Basement	16`4" x 13`3"
Exercise Room	Basement	16`3" x 15`3"	Other	Basement	8`0" x 6`0"
Game Room	Basement	17`6" x 29`8"	Other	Basement	16`8" x 16`8"
6pc Ensuite bath	Main		3pc Ensuite bath	Main	
3pc Ensuite bath	Lower		4pc Bathroom	Lower	
2pc Bathroom	Main				

Legal/Tax/Financial

Title:	Zoning:
Fee Simple	R-1s
Legal Desc:	1712451

Remarks

Pub Rmks:	<p>Introducing an extraordinary blend of luxury living and breathtaking natural beauty: behold this remarkable residence nestled in the prestigious Springbank Hill neighborhood of Calgary. Imagine waking up to panoramic mountain vistas that rival the scenic charm of Canmore, all while enjoying the conveniences of city life in the heart of Calgary. This property transcends mere accommodation—it represents a harmonious blend of opulence and environmental consciousness, setting a new benchmark for eco-luxury living. Boasting over 5,400 SqFt of meticulously crafted living space, this walkout bungalow offers four bedrooms and five bathrooms, ensuring ample space for gracious family living. Step inside to discover a sanctuary of sophistication, with bespoke walnut cabinetry, quartz countertops, and top-of-the-line Miele appliances, including a Sub-zero fridge. The inclusion of a private elevator ensures effortless access to every level, enhancing the overall luxury and accessibility of this extraordinary home. From its construction with Insulated Concrete Forms (ICF) to the 11.85KW Roof Solar System, this net-zero residence exemplifies energy efficiency and sustainable living. Radiant in-floor heating, triple-pane windows, and a rubber roof contribute to year-round comfort and minimal environmental impact, while the zeroscape landscaping requires little maintenance. Entertainment options abound with a golf simulator and Nice home management automation system, seamlessly blending technology with leisure. A heated four-car garage and Somfi electric blinds further elevate the convenience and modernity of this exceptional property. But perhaps the crowning glory of this residence lies in its unparalleled views of the majestic Rocky Mountains, providing a stunning backdrop to everyday life. Tucked away in a private three-lot development, this home offers tranquility within a prestigious neighborhood, yet remains close to esteemed private schools and essential amenities. Just twenty minutes from downtown Calgary, residents can relish the tranquility of suburban living while remaining connected to the vibrant pulse of the city. With nearby parks, upscale shopping, and fine dining options, Springbank Hill ensures a lifestyle of unparalleled luxury and convenience, reminiscent of living in Canmore but with the heartbeat of Calgary at your doorstep.</p>
Inclusions:	<p>Built-In Steam Oven, Built-In Espresso Machine, Golf Simulator and All Components, Beverage Fridge Upstairs & Downstairs, Patio BBQ, AC Unit(s), Roof Solar Panels, All Mounted TVs, Nice Home Management System.</p>
Property Listed By:	<p>Coldwell Banker Mountain Central</p>

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











