

## 2850 77 Street, Calgary T3H 5M1

MLS®#: A2191992 Area: Springbank Hill Listing 02/03/25 List Price: \$3,390,000

Status: **Active** County: Calgary Change: None Association: Fort McMurray

Date:



**General Information** 

Residential Prop Type: Sub Type: Detached City/Town: Calgary Finished Floor Area

2021 Year Built: Abv Saft: Lot Information Low Sqft:

> 26,571 sqft Ttl Saft: 3.191

**Parking** Ttl Park:

DOM

Layout

Beds:

Baths:

Style:

19

7 3 Garage Sz:

5 (23)

4.5 (4 1)

1 and Half Storey

Lot Feat: Back Yard, Corner Lot, Fruit Trees/Shrub(s), Irregular Lot, Landscaped, Lawn, Low Maintenance Landscape, See

3,191

Remarks, Sloped Down, Street Lighting, Triangular Lot, Underground Sprinklers, Views 220 Volt Wiring, Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Heated

Garage, Insulated, Oversized, Paved, Triple Garage Attached

## Utilities and Features

Roof: **Asphalt Shingle** 

Heating: Boiler, In Floor, Fireplace(s), Forced Air, Natural

Gas, Radiant, Zoned

Sewer:

Ext Feat: Balcony, Fire Pit, Lighting, Other, Private

**Entrance, Private Yard, Storage** 

Construction:

Composite Siding, Concrete, Mixed, Stone, Stucco

Flooring:

Carpet, Hardwood, Tile

Water Source: Fnd/Bsmt:

**Poured Concrete** 

Kitchen Appl: Bar Fridge, Built-In Oven, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Garage Control(s), Humidifier, Induction Cooktop, Instant Hot Water, Oven-Built-

In, Range Hood, Tankless Water Heater, Washer/Dryer, Water Softener, Window Coverings

Int Feat: Bookcases, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open

Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Soaking Tub, Storage, Walk-In Closet(s), Wired for Data, Wired for Sound

Utilities:

## Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	20`10" x 17`6"	Kitchen	Main	21`4" x 12`1"
Dining Room	Main	16`10" x 11`0"	Pantry	Main	14`11" x 6`4"
Bedroom - Primary	Main	16`5" x 13`5"	Walk-In Closet	Main	13`5" x 7`5"
Office	Main	12`6" x 11`11"	Laundry	Main	17`9" x 10`6"
Sunroom/Solarium	Main	12`11" x 7`10"	2pc Bathroom	Main	0`0" x 0`0"

**Family Room** Lower 26`10" x 17`11" **Bedroom** Lower 12`11" x 12`8" 7`2" x 6`2" Walk-In Closet Lower **Bedroom** Second 15`11" x 12`5" Bedroom Lower 13`5" x 10`6" **Bedroom** Lower 17`4" x 12`2" **Exercise Room** Lower 12`2" x 10`11" 21`8" x 20`0" Storage Lower **Mud Room** Lower 6'6" x 3'11" 3pc Bathroom Lower 0'0" x 0'0" 4pc Bathroom Lower 0'0" x 0'0" 6pc Ensuite bath Main 0'0" x 0'0" 3pc Ensuite bath Upper Legal/Tax/Financial Title: Zonina:

R-G **Fee Simple** 

1712451

Remarks

Pub Rmks:

Property Listed By:

Legal Desc:

Welcome to 2850 77 ST SW, an architectural and engineering masterpiece custom built on one of the best lots in the coveted neighborhood of Springbank Hill. Perched atop an elevated lot in exclusive Elkton Ridge Estates, this timeless prairie modern home offers privacy, unmatched panoramic Rocky Mountain views, and over 5,000 SqFt of thoughtfully developed living space. This custom-built home was designed with sustainability and long-term efficiency in mind, ensuring low monthly utility costs. A solar roof system, triple-pane windows, and radiant in-floor heating throughout provide superior energy efficiency and year-round comfort. From the moment you step inside, you're greeted by unobstructed mountain vistas through full-height windows that flood the space with natural light. The grand living room, with its nearly 18-foot ceilings, creates a striking yet inviting ambiance, while the 12-fan, 3-sided fireplace is clad in natural stone floor to ceiling adds warmth and charm to the living, dining, and kitchen areas. A true chef's kitchen awaits, featuring Miele, Wolf, and Cove appliances, including an induction cooktop and steam convection oven. The exquisite Maple cabinetry and "Taj Mahal" granite counters create a refined yet functional space, complemented by a discreet walkthrough butler's pantry for seamless entertaining. The main-floor primary suite is a private retreat, offering stunning morning views of snow-capped peaks. The spa-inspired ensuite features heated tile floors, a dual vanity with a central makeup station, an oversized walk-in shower, and a deep soaker tub perfectly positioned for mountain viewing. A private main-floor den with custom-built storage solutions adds an ideal work-from-home space. The lower level boasts three additional bedrooms, each with mountain-facing views, two full baths, a dedicated exercise or flex room, and a spacious recreation area that opens onto a groundlevel patio. Car enthusiasts will appreciate the heated three-car garage, featuring a 13' ceiling height in one bay-perfect for a car lift-as well as 220V power and EV charger rough-in. Above the garage, a private suite with a full bath and an exclusive rooftop balcony provides an ideal home office, guest suite, or creative retreat. Outdoor living is a year-round experience here, thanks to the purpose-built greenhouse located directly off the kitchen, where you can grow your own fresh herbs and vegetables. Re-purpose this space into your own private sunroom and sit down to soak in the rays while you read your favorite book. The massive upper deck, complete with a protected DCS outdoor kitchen, provides an incredible space for entertaining while soaking in breathtaking, unobstructed views. The beautifully terraced and landscaped yard features stone pathways, a steel fire pit, and a serene setting to fully immerse yourself in nature—all while enjoying the privacy afforded by this elevated lot. Schedule a viewing today to fully appreciate this masterfully crafted estate.

Inclusions: Solar Panels, Built-in Garage Cabinetry, Lower Level Fire Pit and Stone Benches, Outdoor BBQ, Garage Fridge.

eXp Realty

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































