# \$3,199,999 - 2850 77 Street Sw, Calgary

MLS® #A2191992

#### \$3,199,999

5 Bedroom, 5.00 Bathroom, 3,191 sqft Residential on 0.61 Acres

Springbank Hill, Calgary, Alberta

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 ground-level patio. Car enthusiasts will appreciate the heated three-car garage, featuring a 13' ceiling height in one bayâ€"perfect for a car liftâ€"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 natureâ€"all while enjoying the privacy afforded by this elevated lot. Schedule a viewing today to fully appreciate this masterfully crafted estate.

Built in 2021

#### **Essential Information**

MLS® # A2191992

Price \$3,199,999

Bedrooms 5

Bathrooms 5.00 Full Baths 4 Half Baths 1

Square Footage 3,191 Acres 0.61 Year Built 2021

Type Residential Sub-Type Detached

Style 1 and Half Storey

Status Active

## **Community Information**

Address 2850 77 Street Sw Subdivision Springbank Hill

City Calgary
County Calgary
Province Alberta
Postal Code T3H 5M1

#### **Amenities**

Parking Spaces 7

Parking Triple Garage Attached, 220 Volt Wiring, Driveway, Front Drive, Garage

Door Opener, Garage Faces Front, Heated Garage, Insulated,

Oversized, Paved

# of Garages 3

#### Interior

Interior Features Built-in Features, Closet Organizers, Double Vanity, High Ceilings,

Kitchen Island, No Smoking Home, Open Floorplan, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s), Bookcases, Ceiling Fan(s), Granite Counters, Pantry, Quartz Counters, Separate Entrance, Wired

for Data, Wired for Sound

Appliances Bar Fridge, Dishwasher, Garage Control(s), Range Hood, Washer/Dryer,

Central Air Conditioner, Built-In Refrigerator, Oven-Built-In, Built-In Oven, Humidifier, Induction Cooktop, Instant Hot Water, Tankless Water

Heater, Window Coverings

Heating In Floor, Fireplace(s), Forced Air, Natural Gas, Boiler, Radiant, Zoned

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Blower Fan, Dining Room, Family Room, Masonry, Stone,

Three-Sided

Has Basement Yes
Basement Full

#### **Exterior**

Exterior Features Lighting, Private Yard, Balcony, Fire Pit, Other, Private Entrance,

Storage

Lot Description Back Yard, Corner Lot, Landscaped, Fruit Trees/Shrub(s), Irregular Lot,

Lawn, Low Maintenance Landscape, See Remarks, Sloped Down,

Street Lighting, Triangular Lot, Underground Sprinklers, Views

Roof Asphalt Shingle

Construction Concrete, Mixed, Stone, Stucco, Composite Siding

Foundation Poured Concrete

#### **Additional Information**

Date Listed February 3rd, 2025

Days on Market 270

Zoning R-G

### **Listing Details**

Listing Office eXp Realty

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