

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

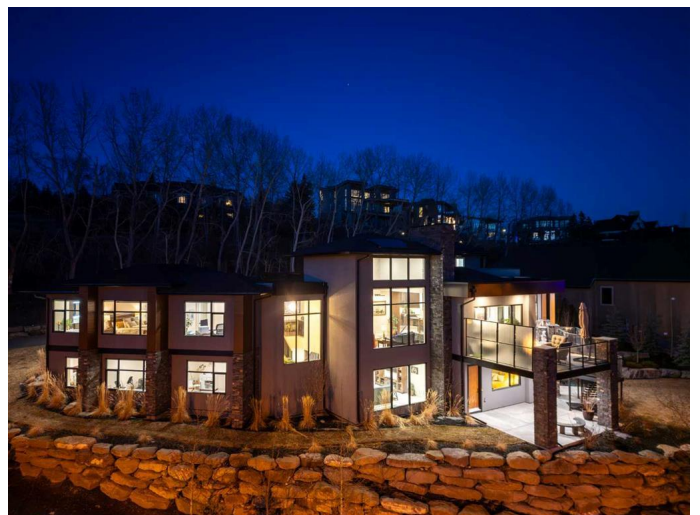
MLS® #A2191992

\$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 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.

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	Driveway, Front Drive, Paved, 220 Volt Wiring, Garage Door Opener, Garage Faces Front, Heated Garage, Insulated, Oversized, Triple Garage Attached
# of Garages	3

Interior

Interior Features	Ceiling Fan(s), Granite Counters, No Smoking Home, Open Floorplan, Storage, Bookcases, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Separate Entrance, Wired for Data, Wired for Sound, Walk-In Closet(s)
Appliances	Dishwasher, Washer/Dryer, Central Air Conditioner, Bar Fridge, Built-In Refrigerator, Oven-Built-In, Built-In Oven, Garage Control(s), Humidifier, Induction Cooktop, Instant Hot Water, Range Hood, Tankless Water Heater, Window Coverings, Water Softener
Heating	Boiler, Forced Air, Natural Gas, Fireplace(s), In Floor, 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	Exterior Entry, Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony, Fire Pit, Other, Private Yard, Storage, Lighting, Private Entrance
Lot Description	Back Yard, Corner Lot, Landscaped, Lawn, Low Maintenance Landscape, See Remarks, Fruit Trees/Shrub(s), Irregular Lot, Sloped Down, Street Lighting, Triangular Lot, Underground Sprinklers, Views
Roof	Asphalt Shingle
Construction	Concrete, Composite Siding, Mixed, Stone, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	February 3rd, 2025
Days on Market	205
Zoning	R-G

Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.