



\$ 2,395,000.00

## 2854 77 STREET SW CALGARY

<https://paulbrinton.com>

This estate home is perched upon the ridge of Springbank Hill with unobstructed, panoramic, 180° views of the valley, foothills, and mountains from all levels. It is located on a quiet street consisting of 3 estate homes just off of 77 Street. A custom-built, high-efficiency home using ICF construction is...

- 5 beds
- 4 baths
- Detached
- Residential
- Active

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## BASIC FACTS

**Style:** Bungalow

**MLS ® #:** A1150826

**Type:** Detached

**Bedrooms:** 5

**Baths Half:** 1

**Status:** Active

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Not a Condo

**Post Updated:** 2021-11-26 12:26:16

**Bathrooms:** 4

**Bedrooms Above Grade:** 2

**Date added:** 10/02/21

**Two Piece Bath:** 1

**Lot size:** 16318 sq ft

**Year built:** 2017

**Parking:** Heated Garage, Insulated, Oversized, See Remarks, Triple Garage Attached, Workshop in Garage

## PROPERTY FEATURES

**Garage YN:** Yes

**Fireplace:** 2

**Fireplace Features:** Electric, Family Room, Living Room

**Exterior Features:** Built-in Barbecue, Garden, Lighting

**District:** CAL Zone W

**Total Parking:** 8

**Flooring:** Carpet, Stone

**Community Features:** Park, Schools Nearby, Playground, Sidewalks, Street Lights, Shopping Nearby

**Fencing:** None

**Cooling:** Central Air



**Interior Features:** Bar, Beamed Ceilings, Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Smart Home, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound

**Roof Type:** Asphalt Shingle

**Lot Features:** Front Yard, No Neighbours Behind, Many Trees, Rectangular Lot, See Remarks, Sloped Down

**Heating Type:** Boiler, Fan Coil, High Efficiency, In Floor, Fireplace(s), Humidity Control, Natural Gas, Radiant, See Remarks, Zoned

## PROPERTY INFORMATION

**Basement:** Finished, Walk-Out

**Laundry features:** Laundry Room, Main Level

**Transaction Type:** For Sale

**Title Land:** Fee Simple

**Rooms Above Grade:** 6

**Suite:** No

**Frontage Metres:** 0.00M 0`0"

**Living Area SF:** 2876.07

**Levels:** One

**Zoning:** R-1s

**List Price Square Foot:** \$ 832.73

**Photo Count:** 40

**Construction Materials:** ICFs (Insulated Concrete Forms), Stone, Stucco

**Foundation:** Poured Concrete

**Appliances:** Bar Fridge, Built-In Oven, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Dryer, Humidifier, Induction Cooktop, See Remarks, Trash Compactor, Washer, Water Softener, Window Coverings, Wine Refrigerator

**Subdivision Name:** Springbank Hill



**Structure Type:** House

**Lot Size Acres:** 0.37

**Restrictions:** See Remarks

