

\$895,000 - 40 Cortina Way Sw, Calgary

MLS® #A2104604

\$895,000

5 Bedroom, 4.00 Bathroom, 1,974 sqft

Residential on 0.10 Acres

Springbank Hill, Calgary, Alberta

Welcome to the beautiful dream home in the Springbank Hill's Summit of Montreux! This exquisite property offers a perfect blend of modern luxury and convenience, set against the backdrop of one of the city's most sought-after neighborhoods. This house has more than 2800 sqft of living space and main floor features an open concept with spacious foyer, 9 ft ceilings. This home is equipped with a filtered and softened water system on every hot/cold water tap throughout. Other upgrades include new electric hot water tank (DEC 2023), new AC unit (MAY 2021) and custom designed hardwood stairs and LED Lighting. The maple kitchen boasts contemporary finished cabinets, granite countertop, top-of-the-line appliances, and in-floor heated tiles, creating a space that is both stylish and functional. Comprised appliances are Supersilence BOSCH dishwasher, garburator, water softener and ISPRING certified reverse osmosis(filtration) system. Additionally, the main level also comprises a good-sized office and a 2-piece bathroom. Newly built Sunroom(illegal) is custom-designed and constructed in 2022 and brings more space to the living/dining room. Additional electric stove in the sunroom can be used perfectly for hosting gatherings. Sunroom allows you to enjoy the outdoors while being shielded from coldness in winter and hotness in summer. Laundry room comprise newly upgraded LG washer with pedestal washer and dryer. Right next to laundry room, a large double detached



heated garage awaits. This space is can be used as a workshop, a storage haven, and potentially your new favorite place to pursue hobbies. The garage is equipped with an additional refrigerator for groceries, multiple shelves for storage, central vaccuum and water softening system can be easily accessed. Upstairs you can find a huge master room with a spa-like, jack-and-jill 5 pc ensuite bath and a huge walk-in closet. Ensuite bathroom is equipped with an electronic bidet and a jetted tub. 2 other bedrooms feature large windows for abundant natural light plus a mini bonus room/den for extra space. 9ft ceiling Basement(illegal) features 2 bedrooms, 3pc bathroom, nook, playroom and fully equipped kitchen with additional refrigerator, stove, and separate washer and dryer. You will also arrive at cedar-made Sauna for your after-work relaxation. Basement is a perfect space(illegal) for renting or invite families to stay during lovely season. Outdoor composite a professionally done landscaping and three small gardens to grow plants. Close proximity to downtown, LRT, newly opened Stoney Trail. Don't miss the opportunity to make this exceptional property your new home!

Built in 2006

Essential Information

MLS® #	A2104604
Price	\$895,000
Sold Price	\$861,250
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,974
Acres	0.10
Year Built	2006

Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	40 Cortina Way Sw
Subdivision	Springbank Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 4G2

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Bidet, Central Vacuum, Granite Counters, Jetted Tub, No Smoking Home, Sauna, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Garburator, Microwave Hood Fan, Refrigerator, Washer, Water Purifier, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Sep. HVAC Units
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Exterior Features	Other
Lot Description	Backs on to Park/Green Space, Low Maintenance Landscape, See Remarks
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	January 31st, 2024
Date Sold	April 23rd, 2024
Days on Market	83
Zoning	DC (pre 1P2007)
HOA Fees	0.00

Listing Details

Listing Office RE/MAX iRealty Innovations

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