

\$999,800 - 76 Tremblant Way Sw, Calgary

MLS® #A2113611

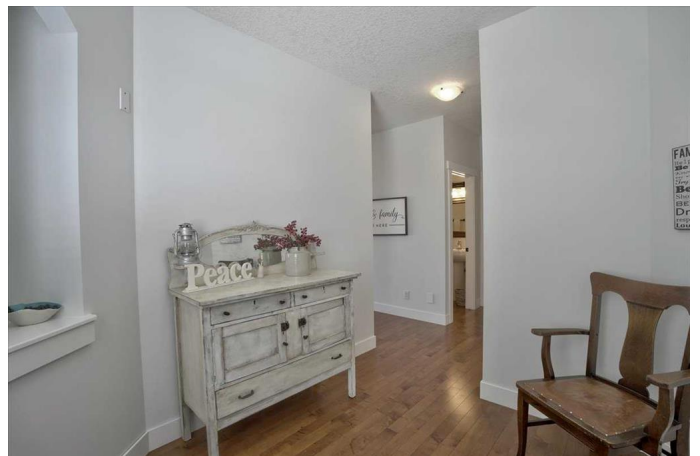
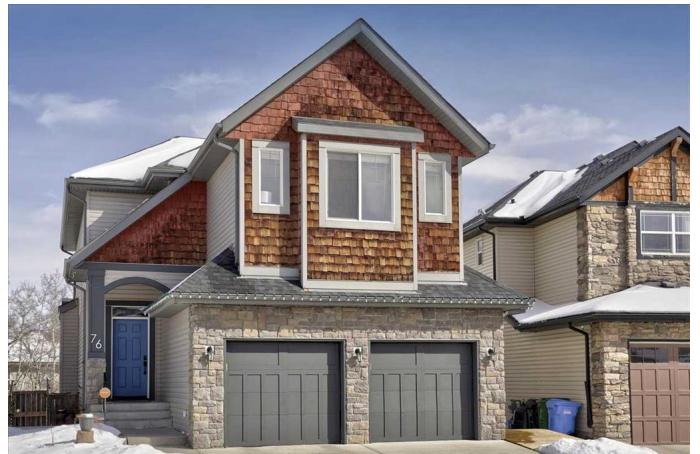
\$999,800

5 Bedroom, 4.00 Bathroom, 2,386 sqft

Residential on 0.12 Acres

Springbank Hill, Calgary, Alberta

Welcome to this meticulously maintained two-storey walkout, offering stunning city views from both the deck and backyard. Spanning 3,389 square feet with 9-foot ceilings, this home comprises 3+2 bedrooms, a bonus room, and a rec room, presenting an open-concept design on the main floor that includes the living room, kitchen and dining room catering to your family's requirements. Upon entering, a spacious foyer greets you, leading to a well-appointed kitchen featuring a walk-through pantry connecting to the mudroom and garage, stainless steel appliances, a large island with breakfast bar, tall cabinetry, and granite countertops. The dining area provides access to the deck through sliding doors, while the living room boasts a fireplace with a built-in wall unit. Upstairs, the primary bedroom includes a 5-piece ensuite and walk-in closet, alongside two other generously proportioned bedrooms. The expansive bonus room, flooded with natural light, creates a welcoming ambiance. Completing this level are a 4-piece bath and a laundry room with a sink. The fully finished basement, boasting 9-foot ceilings, offers independent living space with two additional bedrooms and a beautifully tiled 3-piece bath. This area has the potential to accommodate a full kitchen, as it is equipped with cupboards, a sink, refrigerator, and washer/dryer. Step outside to the landscaped backyard, featuring a spacious patio, shed, garden, and greenhouse. The double attached garage is



oversized for your convenience. Strategically situated near public transportation, schools, LRT, shopping centers, parks, playgrounds, Westside Recreation Centre, and an array of amenities, this exceptional home is poised to provide you with a warm welcome. Schedule a viewing today.

Built in 2006

Essential Information

MLS® #	A2113611
Price	\$999,800
Sold Price	\$1,032,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,386
Acres	0.12
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	76 Tremblant Way Sw
Subdivision	Springbank Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 0C4

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Garage Door Opener

Interior

Interior Features	Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Mantle, Tile
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Lawn, Garden, Landscaped, Rectangular Lot, Treed, Views
Roof	Asphalt Shingle
Construction	Cedar, Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	March 9th, 2024
Date Sold	March 11th, 2024
Days on Market	2
Zoning	DC (pre 1P2007)
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
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