

\$1,090,000 - 353 Tremblant Way Sw, Calgary

MLS® #A2118263

\$1,090,000

3 Bedroom, 3.00 Bathroom, 2,143 sqft

Residential on 0.10 Acres

Springbank Hill, Calgary, Alberta

Modern luxury meets serene living in the heart of a vibrant community. This home boasts a harmonious blend of contemporary design and natural beauty, nestled within the picturesque surroundings of Montreux.

As you step in, you're greeted by soaring ceilings and expansive windows that flood the space with natural light, creating an ambiance of airy elegance. The open-concept floor plan seamlessly connects the living, dining, and kitchen areas, offering the perfect setting for both intimate gatherings and entertaining. The kitchen is a culinary haven, featuring top-of-the-line appliances, sleek countertops, and ample storage space. Whether you're preparing a gourmet feast or enjoying a casual meal with loved ones, this space inspires creativity and indulgence.

Escape to the luxurious primary suite, where tranquility reigns supreme. With large walk-in closet and ensuite, relaxation comes easy. Step outside to discover your own private oasis, where manicured low maintenance landscaping and a spacious patio beckon you to unwind under the sun or host al fresco soirées beneath the stars. While backing onto a forested area filled with wildlife. Conveniently located near parks, schools, shopping, and dining, this home offers the perfect balance of luxury and convenience. Recent upgrades include cedar pergola with blinds (2021), cedar fence (2015), 200 amp panel (2018), 2 exterior natural gas hook ups, integrated speakers, LED lights on dimmers,



radon removal system, K5 reverse osmosis system, bottom up blackout blinds, cat 6 wiring throughout, epoxy garage floor (2019), concrete walkways (2015), stamped concrete recoated (2021), and a new composite deck.

Built in 2014

Essential Information

MLS® #	A2118263
Price	\$1,090,000
Sold Price	\$1,125,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,143
Acres	0.10
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	353 Tremblant Way Sw
Subdivision	Springbank Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 0C4

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Granite Counters, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Walk-In Closet(s)
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Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Garburator, Gas Range, Microwave, Oven, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Low Maintenance Landscape, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Brick, Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 28th, 2024
Date Sold	April 4th, 2024
Days on Market	7
Zoning	R-1s
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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