

\$1,199,900 - 222 Tremblant Place Sw, Calgary

MLS® #A2125693

\$1,199,900

3 Bedroom, 4.00 Bathroom, 2,029 sqft

Residential on 0.25 Acres

Springbank Hill, Calgary, Alberta

Please check out 3D Image URL! Welcome to the pinnacle of luxury living at The Robson Summit of Montreux, where breathtaking mountain views and exceptional craftsmanship define this extraordinary walkout basement home. Situated on a generous huge 10760+square feet lot within a quiet cul-de-sac, this residence offers a harmonious blend of elegance and functionality. Step inside and be greeted by the grandeur of enormous picture windows showcasing panoramic mountain vistas, complemented by 9-foot ceilings and rich maple hardwood flooring. The main floor presents an open concept design, seamlessly connecting the kitchen, living, and dining areas, enhanced by a stunning stone fireplace. The chef's kitchen is a culinary masterpiece, featuring a Viking gas range, stainless steel appliances, granite countertops, and abundant floor-to-ceiling hardwood cabinets. Upstairs, discover three spacious bedrooms, a convenient laundry room, and a luxurious master suite retreat. Indulge in the master ensuite, boasting a lavish 5-piece bathroom with a soaker tub, steam shower with skylight, and seamless glass enclosure. The master bedroom offers captivating views and features a two-sided fireplace, providing warmth and ambiance during Calgary's winter. An additional four-piece bathroom serves the family's needs. The fully finished walkout basement (illegal suite) is an entertainer's delight. It offers expansive living space with in-floor heating, a



wet bar, a games area, and a media room with yet another impressive stone fireplace. A three-piece bathroom adds convenience and comfort. Step outside to the private yard accessed from the expansive composite deck, perfect for outdoor gatherings and relaxation. The fenced patio area provides ample space for children to play and enjoy the outdoors. Located beside scenic walking paths in The Summit of Montreux, this home offers access to community amenities and natural beauty. Enjoy nearby TOP PUBLIC SCHOOLS AND PRIVATE SCHOOLS, grocery stores, restaurants, and public schools, less than a 5-minute drive away. Ernest Manning High School is just a 6-minute drive away. The allure of Banff is within an hour's drive, and downtown Calgary is a quick 15-minute commute. A lots of upgrades including Tesla charger with city permit, new hot water tank, new water softener, whole house new led lights(\$5000), new paint, ect. (please check attachment for more details.) Don't miss the opportunity to embrace the lifestyle you deserve. Schedule a private viewing today and make this exquisite property your new home.

Built in 2006

Essential Information

MLS® #	A2125693
Price	\$1,199,900
Sold Price	\$1,194,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,029
Acres	0.25
Year Built	2006
Type	Residential

Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	222 Tremblant Place Sw
Subdivision	Springbank Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 0B8

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Gas Stove, Microwave, Refrigerator, Washer, Window Coverings, Wine Refrigerator
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Gas, Living Room, Master Bedroom, Recreation Room, Stone
Has Basement	Yes
Basement	Finished, Full, Suite, Walk-Out

Exterior

Exterior Features	Other
Lot Description	Back Yard, Cul-De-Sac, Lawn, No Neighbours Behind, Irregular Lot, Sloped Down
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 3rd, 2024
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Date Sold	May 22nd, 2024
Days on Market	19
Zoning	DC (pre 1P2007)
HOA Fees	0.00

Listing Details

Listing Office Homecare Realty Ltd.

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