

\$1,100,000 - 15 Tremblant Point Sw, Calgary

MLS® #A2130607

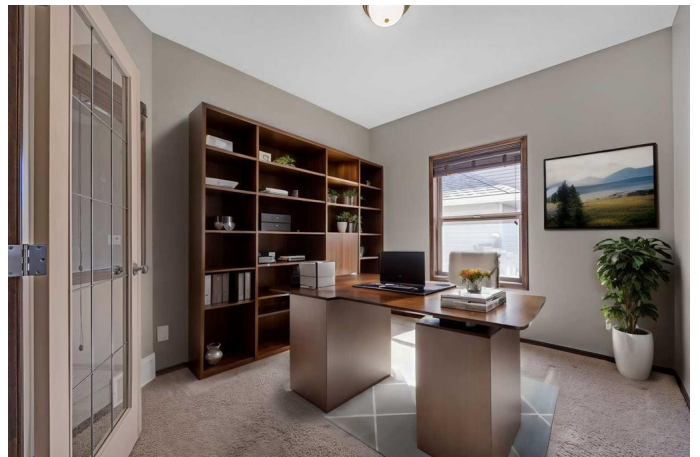
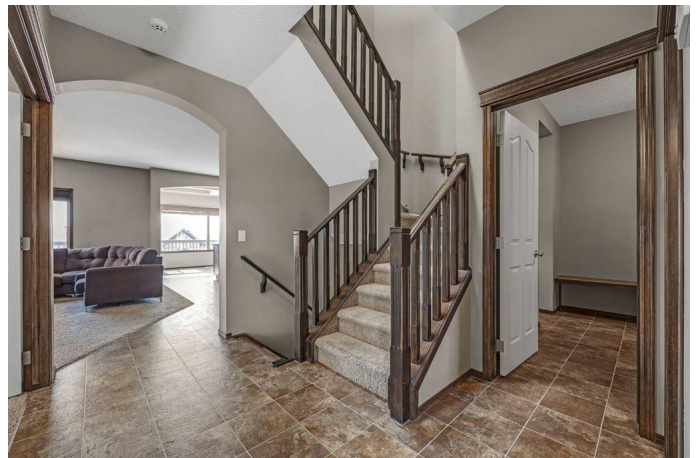
\$1,100,000

4 Bedroom, 4.00 Bathroom, 2,496 sqft

Residential on 0.17 Acres

Springbank Hill, Calgary, Alberta

OPEN HOUSE CANCELLED. Welcome to this delightful family home perched atop the Summit of Montreux in the charming community of Springbank Hill. Tucked away on a peaceful cul-de-sac near a playground and park, this residence offers a serene and family-friendly environment. With four bedrooms and three and a half baths spread across 2,496 square feet on two levels, plus a fully developed basement with a walkout, this home provides ample space for comfortable living. The primary bedroom boasts a luxurious five-piece ensuite featuring a soaker tub, separate shower, and a spacious walk-in closet. Upstairs, you'll find two additional bedrooms, a generous bonus room, and a convenient laundry room. The main floor, accentuated by 9-foot ceilings, showcases an open-concept layout comprising a spacious living room, kitchen, and dining area. Step outside onto the oversized deck and enjoy the sunny southwest exposure, perfect for hosting BBQs and unwinding while taking in the views. A main floor office adds versatility to the living space. The developed basement extends the living area with a walkout from the expansive family room. Completing this level are a full bath, bedroom, workshop, flex room that could easily be converted into a fifth bedroom and additional storage room. A triple car garage offers ample parking and storage space, while the southwest-facing backyard, enhanced by retaining walls, provides a level ground for outdoor activities. Located close to Aspen



Landing for shopping and dining, and with easy access to transit and top-rated schools, this home offers an exceptional opportunity for family living in one of the city's most desirable neighbourhoods.

Built in 2007

Essential Information

MLS® #	A2130607
Price	\$1,100,000
Sold Price	\$1,160,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,496
Acres	0.17
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	15 Tremblant Point Sw
Subdivision	Springbank Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 0B9

Amenities

Parking Spaces	6
Parking	Triple Garage Attached

Interior

Interior Features	Bookcases, Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Pantry, Skylight(s)
-------------------	---

Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Garden
Lot Description	Back Yard, Garden, Irregular Lot, Views
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

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

Listing Details

Listing Office	Sotheby's International Realty Canada
----------------	---------------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.