

\$1,075,000 - 255 Tremblant Way Sw, Calgary

MLS® #A2140703

\$1,075,000

4 Bedroom, 4.00 Bathroom, 2,215 sqft

Residential on 0.11 Acres

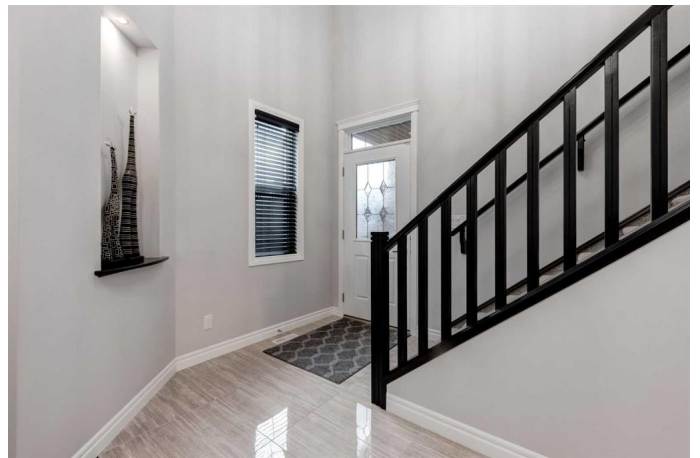
Springbank Hill, Calgary, Alberta

A captivating residence nestled in the prestigious community of Montreux. This stunning property seamlessly blends luxurious living with the tranquility of nature, offering an unparalleled lifestyle. Beautifully landscaped front and rear yard with mature trees and a manicured lawn, serviced by smart irrigation technology.

Expansive open-concept living and dining areas featuring high ceilings and large windows that flood the space with natural light. A cozy yet elegant living room with a stone gas fireplace, ideal for relaxing evenings. Sophisticated dining room perfect for hosting dinner parties. Gourmet chef's kitchen equipped with top-of-the-line stainless steel appliances, quartz countertops, and a large island. Ample cabinetry and a spacious pantry for all your storage needs, wooden Hunter Douglas blinds add additional warmth to the rooms.

Luxurious master suite with a large walk-in closet, double-sided fireplace and a spa-like ensuite bathroom featuring a soaking tub, separate glass-enclosed rainfall shower fully tiled, and dual quartz vanity. Top down bottom up blackouts to ensure complete rest and relaxation. Two additional generously-sized bedrooms, each with ample closet space, and an additional full bathroom with modern fixtures and finishes.

Fully finished basement offering a versatile space that can be used as a games room, home gym, or additional guest quarters.



Includes a full bathroom and extra storage space. Ethernet ports in every room and upgraded led lighting throughout. Central air conditioning and a new high-efficiency furnace, newer hot water tank with water softener provide peace of mind. Convenient upper level insulated laundry room with washer and dryer. A spacious, sun-drenched backyard with large deck and custom pergola, perfect for entertaining, complete with a stamped pad patio area at front, side and rear of house. Exterior deck led lighting and garden/pathway lighting is auto switched on at night. Attached oversized, heated double garage with floor drain for melted snow in winter. Garage door is side drive high lift and ultra-quiet with auto deadbolt. 240v outlet in the garage perfect for electric car chargers.

Situated in the tranquil Springbank Hill, known for its picturesque landscapes and high-quality homes. Proximity to top-rated schools, making it an ideal location for families. Easy access to major roadways including the Trans-Canada Highway and Stoney Trail.

Close to numerous parks, walking trails, Westside Recreation Centre

Nearby shopping and dining options at Aspen Landing and Westhills Shopping Centre.

This meticulously maintained home is a true gem, offering both elegance and comfort. Whether you are seeking a serene retreat or a vibrant family home, this property caters to all your desires. Don't miss the opportunity to make this exceptional house your new home.

Built in 2012

Essential Information

MLS® #

A2140703

Price	\$1,075,000
Sold Price	\$1,085,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,215
Acres	0.11
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	255 Tremblant Way Sw
Subdivision	Springbank Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 0B7

Amenities

Parking Spaces	6
Parking	Double Garage Attached, Garage Faces Side, Heated Garage, In Garage Electric Vehicle Charging Station(s), Oversized

Interior

Interior Features	Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Pantry, Quartz Counters, Recessed Lighting, Storage, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Gas Stove, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Bedroom, Double Sided, Gas, Living Room, Stone
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Yard, Landscaped, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	June 13th, 2024
Date Sold	June 27th, 2024
Days on Market	14
Zoning	R-1
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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