

\$1,078,000 - 23 Cortina Villas Sw, Calgary

MLS® #A2141419

\$1,078,000

4 Bedroom, 3.00 Bathroom, 1,538 sqft

Residential on 0.09 Acres

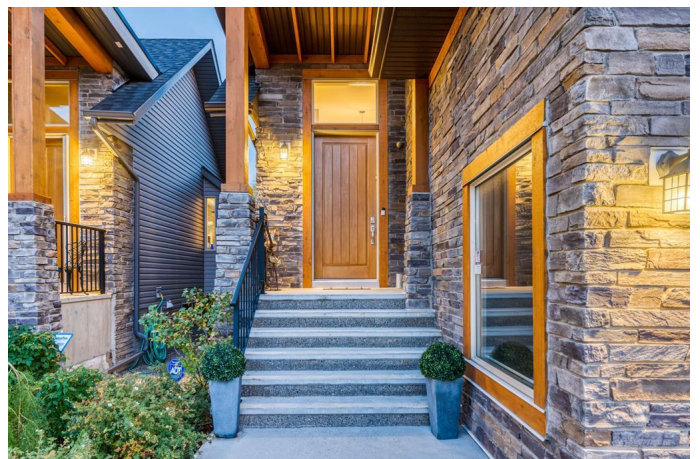
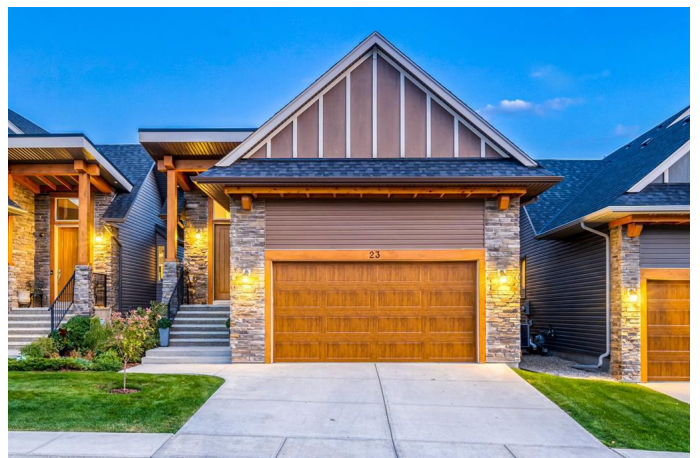
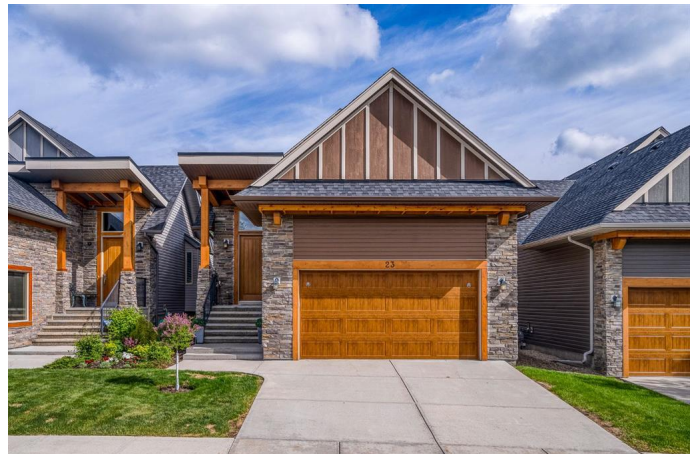
Springbank Hill, Calgary, Alberta

Welcome to your new executive walk-out bungalow in one of Calgary's most desirable west side communities, Springbank Hill. This rare detached villa home is a unique find among the villa-style homes in the area, some of which are attached. Featuring over 2800 sqft of total living space with 4 bedrooms, 2.5 baths, and a double attached garage, this fully detached walkout bungalow offers unparalleled luxury and privacy.

Inside, you'll find impeccable interior design and luxurious finishes throughout. Soaring vaulted ceilings and a custom built-in bench in the foyer, along with gorgeous tile and hardwood flooring, greet you as you enter. The open-concept floor plan allows southern light to flow freely, enhancing the bright and airy ambiance.

The kitchen is a chef's dream with built-in appliances, coffee garage with rough in for coffee machine, a large island, and a beautiful tile backsplash. It opens to the dining room and living room, making it perfect for entertaining. The living room features a serene view of the backyard, a stunning chandelier, and a cozy gas fireplace. Step onto the rear deck to enjoy your morning coffee while overlooking the greenbelt.

The main level includes two bedrooms. The large guest bedroom can also serve as a home office, while the primary suite offers



relaxation with greenbelt views, a walk-in closet, and a luxurious 5-piece ensuite featuring a soaking tub, glass-enclosed shower, and double vanities.

The lower level boasts an additional bedroom and laundry room (secondary laundry hookup available on main floor). A unique feature of this home is the second primary bedroom with a sitting area, chandeliers, and garden views. The 4-piece bath includes a built-in vanity, large walk-in shower, beautiful tile work, and a separate water closet. There's also a flex space currently used as a closet.

The well-maintained backyard features lush gardens and a private patio with irrigation for the rose garden. Close to all the amenities the west side offers and just 45 minutes from the mountains, this rare detached villa home in Springbank Hill is a must-see. Book your private tour today.

Built in 2012

Essential Information

MLS® #	A2141419
Price	\$1,078,000
Sold Price	\$1,050,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,538
Acres	0.09
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	23 Cortina Villas Sw
Subdivision	Springbank Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 0W8

Amenities

Amenities	Snow Removal, Trash, Visitor Parking
Parking Spaces	4
Parking	Double Garage Attached, Driveway, Garage Faces Front

Interior

Interior Features	Chandelier, Double Vanity, High Ceilings, Kitchen Island, Skylight(s), Soaking Tub, Stone Counters, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	1
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	None
Lot Description	Backs on to Park/Green Space, Garden, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 20th, 2024
Date Sold	September 27th, 2024
Days on Market	99
Zoning	DC

HOA Fees 0.00

Listing Details

Listing Office Century 21 Bamber Realty LTD.

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