

# \$1,050,000 - 121 Cortina Bay Sw, Calgary

MLS® #A2149513

**\$1,050,000**

5 Bedroom, 4.00 Bathroom, 2,099 sqft

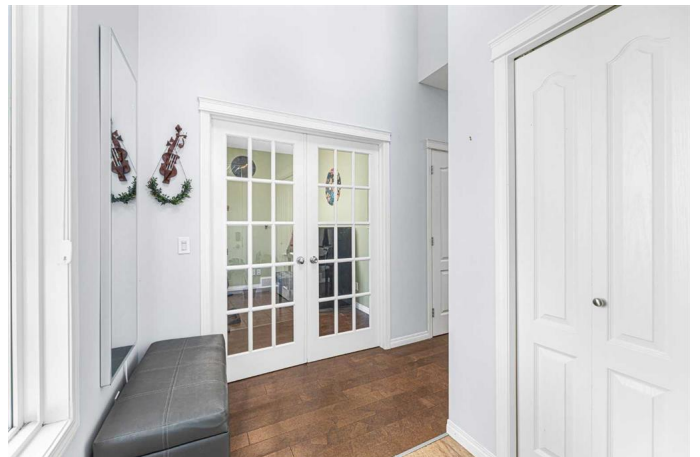
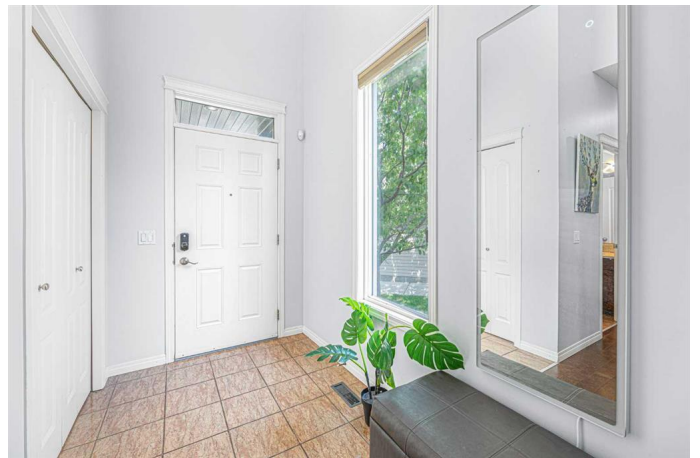
Residential on 0.12 Acres

Springbank Hill, Calgary, Alberta

WALKOUT BASEMENT, BACK TO TRAIL, SE FACING BACKYARD, WRAP-AROUND BALCONY TOWARDS UNOBSTRUCTED MOUNTAIN VIEW, CUL-DE-SAC, TOP SELECTION FOR PRIVATE & PUBLIC SCHOOLS, 5 BEDROOMS, ALMOST 3000 SQFT DEVELOPED SPACE, 2

FIREPLACES..... You do not normally see all above for one property but it is only part of what this house can offer you! Welcome to your Exquisite Sanctuary in Springbank Hill! Tucked away in a tranquil CUL-DE-SAC, this remarkable residence boasts a coveted SCHOOL BUS STOP right at your doorstep! Immerse yourself in the prestigious Springbank Hill community, where breathtaking natural beauty harmonizes with unparalleled convenience, and exceptional Public & Private Schools are mere moments away.

As you step into the MAIN FLOOR, youâ€™ll be greeted by a generously proportioned OFFICE, perfect for remote work or focused study. The updated GOURMET KITCHEN, adorned with STAINLESS STEEL APPLIANCES, invites you to unleash your culinary creativity. The elegant dining area, enveloped by STUNNING MOUNTAIN VISTAS, basks in an abundance of NATURAL LIGHT from the UNOBSTRUCTED SOUTHEAST exposure. Cozy up in the inviting living space, enhanced by a sophisticated 3-WAY FIREPLACE that gracefully warms both the living and dining



areas.

Ascend to the 2ND FLOOR, where thoughtful design divides the space into FOUR spacious bedrooms. The opulent primary suite features a luxurious 5-piece ENSUITE with DOUBLE VANITY and an expansive WALK-IN CLOSET, while the additional three bedrooms are equally generous in size, sharing a beautifully appointed 4-piece bathroom. For added comfort, the LAUNDRY ROOM is conveniently situated on this level as well.

The versatile WALK-OUT BASEMENT presents endless possibilities, easily convertible into a SEPARATE RENTAL UNIT. This expansive area includes distinct living, dining, play, and study zones, with the 2ND FIREPLACE, complemented by a sizable bedroom, an additional 4-piece bathroom, and a charming Bar/Kitchenette.

Step outside to embrace the large WRAP-AROUND BALCONY, offering breathtaking MOUNTAIN VIEW, or unwind in the inviting covered backyard space, perfect for both relaxation and entertaining.

This exceptional home is further distinguished by an array of features, including Central A/C for year-round comfort and a Central Vacuum system for effortless maintenance. The garage showcases exquisite EPOXY FLOORING, ensuring a polished finish. Enjoy the advantage of being in the sought-after school zones for Griffith Woods School and Ernest Manning High School, with renowned private institutions such as Webber Academy and Rundle College just a short distance away. Seize this unparalleled opportunity! Your dream home awaits in Springbank Hill, where luxury, comfort, and community converge. Schedule your exclusive tour with your favorite agent today!

Built in 2006

## **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2149513    |
| Price          | \$1,050,000 |
| Sold Price     | \$990,000   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,099       |
| Acres          | 0.12        |
| Year Built     | 2006        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Sold        |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 121 Cortina Bay Sw |
| Subdivision | Springbank Hill    |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T3H 0B5            |

### Amenities

|                |                                                                       |
|----------------|-----------------------------------------------------------------------|
| Parking Spaces | 4                                                                     |
| Parking        | 220 Volt Wiring, Concrete Driveway, Double Garage Attached, Insulated |

### Interior

|                   |                                                                                                                                                                                 |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Double Vanity, High Ceilings, Quartz Counters, Separate Entrance, Walk-In Closet(s)                                                                                        |
| Appliances        | Bar Fridge, Central Air Conditioner, Dishwasher, Electric Range, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Water Softener, Window Coverings |
| Heating           | Forced Air                                                                                                                                                                      |
| Cooling           | Central Air                                                                                                                                                                     |
| Fireplace         | Yes                                                                                                                                                                             |
| # of Fireplaces   | 2                                                                                                                                                                               |
| Fireplaces        | Gas                                                                                                                                                                             |
| Has Basement      | Yes                                                                                                                                                                             |

Basement                      Finished, Full, Walk-Out

**Exterior**

Exterior Features      Balcony, BBQ gas line, Private Yard  
Lot Description        Back Yard, Cul-De-Sac, Dog Run Fenced In, Lawn, Landscaped, Pie Shaped Lot, Treed  
Roof                      Asphalt Shingle  
Construction          Stone, Vinyl Siding, Wood Frame  
Foundation            Poured Concrete

**Additional Information**

Date Listed             July 18th, 2024  
Date Sold                August 27th, 2024  
Days on Market        40  
Zoning                    DC (pre 1P2007)  
HOA Fees                0.00

**Listing Details**

Listing Office            Royal LePage Benchmark

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