



GRASSROOTS
REALTY GROUP

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86 Cortina Way SW
Calgary, Alberta

MLS # A2232878



\$919,900

Division:	Springbank Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,131 sq.ft.	Age:	2008 (17 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Garden, Private, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Double Vanity, French Door, High Ceilings, Kitchen Island, No Smoking Home, Quartz Counters, See Remarks, Storage, Vaulted Ceiling(s)		
Inclusions:	None		

****Open house Sunday June 22 11-1pm****This beautiful well maintained 2-storey home located on a quiet cul-de-sac offers over 3,000 sqft of living space and strong value for the family buyer. As you walk into the main floor you are greeted with rich hardwood floor, a cozy den that could be a great home office. This home's main feature is the soaring vaulted ceiling in the large living room, a gas fire place, 9 feet ceiling through out of the rest of the main floor and upgraded with 8 feet doors, and beautiful windows to allow the sunshine in. The open plan kitchen has quartz countertop, a corner pantry, a large breakfast bar, a dining nook, and plenty of storage space with newer SS appliances. In your large master bedroom suite, the spa-like ensuite is complete with double sinks, quartz tops, corner tub, and walk-in closet. There are other two good size bedrooms, a 3-piece bath, and a convenient flex area. The professionally finished basement has a great layout that could fit a rec room, hobby area, or workout space. The 4th bedroom is a good size and steps away from the 4-piece bathroom with ceramic floors, upgraded lighting, and ample storage. The fully fenced backyard has plenty of seating areas, with a fire pit, deck for BBQs and other gardening opportunities. The property is right down the street from walking trails and a ravine area. The remaining features of the home are a large laundry area, 2-piece main floor bath, and the attached double garage. You will find award-winning schools, shopping/dining, public transit in the area, and just a short drive out of town. This is the one house you do not want to miss!