



GRASSROOTS
REALTY GROUP

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160 Tremblant Way SW
Calgary, Alberta

MLS # A2298595



\$1,339,000

Division:	Springbank Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,670 sq.ft.	Age:	2006 (20 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.23 Acre		
Lot Feat:	Pie Shaped Lot, Views		

Heating: Central, Natural Gas

Water: -

Floors: Carpet, Ceramic Tile, Hardwood, Laminate

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Stucco, Wood Frame

Zoning: DC (pre 1P2007)

Foundation: Poured Concrete

Utilities: -

Features: Bar, Breakfast Bar, French Door, Granite Counters, High Ceilings

Inclusions: N/A

Price reduced! This stunning two-story house offers beautiful views and is situated on a spacious lot of over 9,900 square feet. The attractive layout features elegant curved stairs leading from the main floor to the upper level and down to the basement. On the main floor, you will find an office, a living room with soaring ceilings, a formal dining room, a kitchen with a breakfast nook, a two-piece bathroom, and a generous mudroom. Brazilian hardwood floors create a warm atmosphere. Upstairs, the alluring staircase leads to three large bedrooms, a full bathroom, and a master bedroom complete with a cozy sitting area that showcases the spectacular view. The master suite includes a luxurious five-piece en suite bathroom and a walk-in closet. The curved staircase also leads down to the walk-out basement, which features a massive family/recreational room with a wet bar, an additional bedroom, and another full bathroom. The south-facing backyard boasts a full rear deck, a rock garden with fire pit, and beautifully designed landings and railings, creating a low-maintenance landscape. The south-facing orientation allows for plenty of sunlight. This beautiful home is located in the prestigious community of Springbank Hill, conveniently close to Calgary's excellent private and public schools, shopping centers, and a wide array of amenities.