



GRASSROOTS
REALTY GROUP

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43 Cortina Villas SW
Calgary, Alberta

MLS # A2312413



\$1,080,000

Division:	Springbank Hill		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow-Villa		
Size:	1,315 sq.ft.	Age:	2012 (14 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Landscaped, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Shingle	Condo Fee:	\$ 432
Basement:	Full	LLD:	-
Exterior:	Stone, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Quartz Counters, See Remarks, Vaulted Ceiling(s)		

Inclusions: N/A

If you are looking for luxurious living surrounded by nature and privacy, look no further, you will find it here at 43 Cortina Villas SW. This exquisite bungalow villa is only adjoined by the garage wall. The rest of this beautiful 4 bedroom and 3 full bathroom home is totally detached with its own private back yard. Designed for both everyday comfort and refined entertaining, the main level features vaulted ceilings and a large skylight over the kitchen that fills the home with natural light and elevated finishes at every turn. The kitchen is a chef's dream with built-in stainless-steel appliances, a large island complete with breakfast bar that can comfortably sit 3 people, has a gas stove with an upgraded hood-fan and a convenient wine fridge perfect for getting together with friends and family. The adjoining dining and living room feel effortlessly connected and are perfect for large gatherings or just a little cozy night with the family. A gas fireplace with cultured stone surround serves as a focal point, while expansive window frame views of the lush, private backyard oasis. The second bedroom on the main floor is perfect for a guest or a home office. There is a full 3-piece bathroom and the large laundry room that also serves as a mud room when you are coming from the full double attached garage. The rest of the main floor is occupied by the master bedroom that has an impressive, upgraded closet organizer and a luxurious 5-piece ensuite featuring a soaking tub, glass-enclosed walk-in shower and double Quartz countertop vanity. You will be greeted with warm tiles as it has its own underfloor electric heating. What else can you ask for? When you descend to the professionally developed basement, you'll be surprised at the 9' high ceilings and the expansive layout that creates a versatile space for recreation, entertainment, relaxation or perfect for a

playroom. The family room has been wired for the spectacular stereo system that makes you feel like you are right in a movie theatre. Imagine watching your favourite sport games!! The rest of the basement has 2 bedrooms and one full bath. The current owner is the original one and has put over \$120,000 of upgrades including air conditioning and much much more during construction, which makes this a custom home built by well renowned Trico Homes. Come see for yourself and you will be amazed!