



**63 Cortina Villas SW
Calgary, Alberta**

MLS # A2314467



\$925,000

Division:	Springbank Hill		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow-Villa		
Size:	1,293 sq.ft.	Age:	2012 (14 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Garage Faces Front		
Lot Size:	0.09 Acre		
Lot Feat:	Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 379
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		
Inclusions:	TV Brackets		

Welcome to 63 Cortina Villas SW, a RARE OPPORTUNITY to own an exceptional luxury villa nestled within the exclusive Cortina Villas enclave in the prestigious community of Springbank Hill. This beautifully appointed bungalow-style residence offers the perfect blend of sophisticated design, low-maintenance living, and timeless elegance. Thoughtfully crafted for discerning homeowners, the property combines spacious open-concept living with refined finishes and an effortless connection between indoor and outdoor spaces, creating a home that is equally suited to entertaining and everyday comfort. From the moment you arrive, the home makes a lasting impression with its attractive curb appeal, attached double garage, and beautifully maintained surroundings. Inside, soaring ceilings, expansive windows, and an abundance of natural light create an inviting atmosphere throughout the main level. The open-concept floor plan is designed to maximize both function and flow, seamlessly connecting the kitchen, dining area, and living room into one cohesive space. Rich finishes, thoughtful architectural details, and elegant design elements elevate every room while maintaining a warm and welcoming feel. The kitchen serves as the heart of the home, offering an exceptional combination of style and practicality. Generous cabinetry, ample preparation space, quality appliances, and a well-designed layout create an ideal setting for both everyday cooking and hosting guests. The adjoining dining area provides the perfect backdrop for intimate dinners or larger gatherings, while the spacious living room invites relaxation with its bright, open ambiance and views of the surrounding landscape. Large windows frame the outdoor scenery and fill the home with natural light throughout the day. The main-floor primary retreat is designed as a private sanctuary, offering generous

proportions, a spacious walk-in closet, and a luxurious five-piece ensuite where comfort and relaxation take center stage. A second main-floor bedroom provides flexibility for guests, family members, or a dedicated home office, while a conveniently located powder room enhances functionality for both residents and visitors. Every detail has been carefully considered to provide comfort, convenience, and refined living. The fully developed lower level significantly expands the home's living space and versatility. Here, you will find two additional bedrooms, a full bathroom, and an expansive recreation area that can easily accommodate a media room, games area, fitness space, or additional entertaining zone. The thoughtful design of the lower level ensures that it feels bright, welcoming, and seamlessly connected to the elegance found throughout the rest of the home, providing exceptional flexibility for family living and hosting overnight guests. Outdoor living is equally impressive, offering peaceful spaces to enjoy morning coffee or warm summer evenings! Don't miss this rare opportunity - book your private showing today!