



GRASSROOTS
REALTY GROUP

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35 Tremblant Point SW
Calgary, Alberta

MLS # A2319257



\$1,165,000

Division:	Springbank Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,236 sq.ft.	Age:	2006 (20 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Oversized		
Lot Size:	0.18 Acre		
Lot Feat:	Cul-De-Sac, Pie Shaped Lot, Underground Sprinklers		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cedar, Stone, Stucco	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Breakfast Bar, Built-in Features, Double Vanity, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound		
Inclusions:	Garden shed, Pool Table & Accessories		

An EXCEPTIONAL LOCATION in Springbank Hill!! This beautiful home sits at the back of a cul de sac on a VERY LARGE (8051 sq ft) pie-shaped lot high atop Montreux - it's why they call it The Summit of Montreux - and two doors down from a tot park. This home enjoys a wonderful wrap-around rear deck and a well-maintained rear yard, beautifully landscaped, with a volume of trees and a water feature providing a PRIVATE & QUIET escape, a safe space for the kids to romp…. with VIEWS to the SE and downtown - FANTASTIC! This is a two storey walkout offering 3474 sq ft of developed living space over three levels. On the main you will enjoy the Great Room plan, the living space under a cathedral ceiling with a wall of windows to harness the sun. The kitchen plays to this volume of space, open and inviting, with a large center island breakfast bar and a generous breakfast nook leading to the AMAZING wrap-around deck, overlooking your expansive rear yard. The main level also enjoys a proper Dining Room and private Den/home office. There is a wonderful spiral staircase which leads you upstairs. The Primary Bedroom is situated at the back of the home, overlooking the gardens, WITH A VIEW! The two additional beds up are well-sized, one with a walk-in closet. The walkout level has been fully developed offering a large rec/media space, a 4th bed and full bath - WITH STEAM SHOWER - a fantastic wet bar with a wine fridge and bar fridge…. PLUS a pool table for the asking. There is direct access here to the rear yard, with a volume of space for the trampoline or play apparatus, and a variety of entertaining spaces. Additional highlights include B/I speakers, 9's ceilings on the main and lower levels, and a very generous over-sized garage. All of this in Montreux…. steps to Aspen Landing and all the Westside has to offer.

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