



**52 Tremblant Way SW
Calgary, Alberta**

MLS # A2321602



\$988,000

Division:	Springbank Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,158 sq.ft.	Age:	2006 (20 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Oversized		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Landscaped, Private, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cedar, Stone, Vinyl Siding	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s)

Inclusions: N/A

OPEN HOUSE: Saturday, June 20th 1:00 - 3:30 pm Welcome to one of the best opportunities in the sought-after Summit of Montreux. This extensively updated family home perched high on the hill offers exceptional value in a desirable pocket of the neighbourhood where current inventory is limited. Families will love the recently completed basement development, treed backyard and great location. The bright and functional main floor features a private office/den with hardwood floors and street-facing windows, ideal for working from home. The spacious living room is anchored by a gas fireplace and opens seamlessly to the updated kitchen and dining area. Surrounded by windows overlooking the backyard, the dining space is filled with natural light and views of the trees beyond. The renovated kitchen offers quartz countertops, a large central island with seating, stainless steel appliances, updated lighting, abundant cabinetry, and an oversized walk-through pantry connecting to the mudroom and garage. Upstairs, brand-new carpet adds warmth throughout. A generous bonus room provides the perfect space for movie nights, gaming, or relaxing. There are three bedrooms on the second floor including a spacious primary retreat featuring a walk-in closet and a well-appointed ensuite with dual vanities, a soaker tub, and separate shower. The newly finished basement (2024) adds valuable living space with a large recreation room, fourth bedroom, and full bathroom, the perfect space for teenagers, guests, or growing families. Outside, enjoy a large deck, spacious yard, and one of this home's most special features: a grove of mature trees running behind the property, creating privacy, natural beauty, and a peaceful habitat for local wildlife. Unlike many homes in the area, this property has been significantly updated with new countertops, light fixtures,

appliances, faucets, hot water tank, carpet, garage door, and fresh paint. With quick access to Stoney Trail, commuting across the city, heading to the mountains, or catching a flight is effortless. In a market with limited inventory, updated turn-key homes that combine generous living space, thoughtful upgrades, and exceptional value are becoming increasingly rare.