



**GRASSROOTS**  
REALTY GROUP

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295 Tremblant Way SW  
Calgary, Alberta

MLS # A2327255



**\$1,200,000**

|           |                                                                 |        |                   |
|-----------|-----------------------------------------------------------------|--------|-------------------|
| Division: | Springbank Hill                                                 |        |                   |
| Type:     | Residential/House                                               |        |                   |
| Style:    | Bungalow                                                        |        |                   |
| Size:     | 1,553 sq.ft.                                                    | Age:   | 2011 (15 yrs old) |
| Beds:     | 4                                                               | Baths: | 3                 |
| Garage:   | Double Garage Attached, Driveway, Garage Faces Front, Insulated |        |                   |
| Lot Size: | 0.13 Acre                                                       |        |                   |
| Lot Feat: | Back Yard, Low Maintenance Landscape, Private, Secluded, Treed  |        |                   |

|             |                                                        |            |     |
|-------------|--------------------------------------------------------|------------|-----|
| Heating:    | Forced Air                                             | Water:     | -   |
| Floors:     | Carpet, Ceramic Tile, Hardwood                         | Sewer:     | -   |
| Roof:       | Asphalt Shingle                                        | Condo Fee: | -   |
| Basement:   | Full                                                   | LLD:       | -   |
| Exterior:   | Concrete, Stone, Vinyl Siding, Wood Frame, Wood Siding | Zoning:    | R-G |
| Foundation: | Poured Concrete                                        | Utilities: | -   |

**Features:** Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vaulted Ceiling(s)

**Inclusions:** Garage and storage room shelving, TV and wall mount in Primary and Utility rooms, TV wall mounts in basement and living room, Shed

Exquisitely maintained with pride of ownership extremely evident throughout this timeless bungalow. Sitting at the end of a quiet peaceful street in the charming community of spring bank hill this stunning property offers a rare blend of privacy, elegance, and peaceful living showcasing quality craftsmanship and thoughtful design. Customized for both everyday comfort and refined entertaining, the main level features vaulted ceilings rich hardwood flooring, upgraded lighting, and enhanced finishes at every turn. The glamorous kitchen is lined with quartz countertops, new faucet 2022, premium appliances including new fridge 2019 and new dishwasher 2026. The main floor includes a spacious primary retreat with a luxurious 5-piece ensuite featuring a soaker tub and oversized shower, along with a second bedroom or den offering flexibility for guests or a private workspace. The mudroom is enhanced with customized locker cabinetry, offering style and function. The expansive living space is accented with a majestic 2 way fireplace appreciated and from the primary and the living room which flows seamlessly outside to a covered stamped concrete patio, surrounded by mature trees and tasteful low maintenance planting creating a brilliant setting for outdoor living. The fully developed lower level expands with a generous recreation and media space creating an inviting area to relax or entertain. Two additional bedrooms and full 4-piece bath offer comfort and privacy for guests or family. The large laundry room hosts new equipment from 2022, a large maintenance sink and offers an abundance of storage. The mechanical room has endless storage as well with a new furnace 2025 and new water tank from 2022. The AC was just inspected and serviced 2026, there is also soft water and a security station. Additionally, all the toilets were replaced in 2023 and the home had a full plumbing

inspection March of 2026. The home includes a fully finished garage, tall ceilings and extensive shelving and hanging storage. This truly is an immaculately maintained and elegantly upgraded bungalow in an incredible location, uniquely defined by quality craftsmanship and refined design!