



GRASSROOTS
REALTY GROUP

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8243 Fortress Drive SW
Calgary, Alberta

MLS # A2336744



\$1,880,000

Division:	Springbank Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,869 sq.ft.	Age:	2012 (14 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.22 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, City Lot, Corner Lot, Front Yard, C		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Post & Beam, Stone, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Beamed Ceilings, Built-in Features, Chandelier, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: All shelves and cabinetry in the utility room, mud room, and garage.

OPEN HOUSE 2-4 PM SEPTEMBER 5TH Welcome to this exceptional CUSTOM-BUILT AVI HOME in prestigious TIMBERLINE ESTATES of SPRINGBANK HILL, offering impressive scale, thoughtful design and beautiful surroundings. Step inside to SOARING CEILINGS and an elegant chandelier that sets the tone. To the right, a spacious MAIN-FLOOR OFFICE/DEN features large, bright windows, while a conveniently located powder room is tucked along the hallway before the home opens into the main living areas. At the heart of the home is the stunning HIGH-CEILING GREAT ROOM, highlighted by distinctive ceiling detail, a FULL-HEIGHT STONE FIREPLACE and dramatic TWO-STOREY WINDOWS that flood the space with natural light and frame the mature trees beyond. The CHEF'S KITCHEN is designed for both everyday living and entertaining, featuring a large island, granite countertops, extensive cabinetry and STAINLESS STEEL APPLIANCES, including a gas cooking surface, built-in oven and microwave, plus a full-height stainless steel range hood. A formal dining room nearby provides an elegant space for hosting family and guests. Upstairs, the spacious PRIMARY RETREAT offers a luxurious ensuite with DUAL VANITIES, CORNER SOAKER TUB AND FRAMELESS GLASS SHOWER, along with its own PRIVATE BALCONY. A unique interior glass feature overlooks the great room, creating a beautiful connection to the soaring living space below. Two additional generously sized bedrooms, including one with MOUNTAIN VIEWS, a full bathroom and convenient UPPER-LEVEL LAUNDRY complete this floor. The WALKOUT LOWER LEVEL offers a bright and spacious family and entertainment area, TWO ADDITIONAL BEDROOMS, a full 4-piece bathroom and dedicated storage. Step directly outside to the patio and beautifully

landscaped SOUTH-BACKING YARD, surrounded by mature trees and offering a peaceful outdoor setting with mountain views. Located in one of Calgary's most SOUGHT-AFTER WEST-SIDE COMMUNITIES, enjoy quick access to STONEY TRAIL and 17 AVENUE SW, along with nearby shopping, restaurants, cafés, recreation, schools and everyday amenities. With its SOARING GREAT ROOM, CHEF'S KITCHEN, MAIN-FLOOR OFFICE, PRIVATE PRIMARY BALCONY, WALKOUT BASEMENT, SOUTH-BACKING YARD AND MOUNTAIN VIEWS, this distinctive Timberline Estates home offers an exceptional combination of space, character and location.