



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

105 cortina Bay SW
Calgary, Alberta

MLS # A2342707



\$1,180,000

Division:	Springbank Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,516 sq.ft.	Age:	2006 (20 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Granite Counters, Kitchen Island, Low Flow Plumbing Fixtures, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Wet Bar, Wired for Sound		
Inclusions:	N/A		

Welcome to 105 Cortina Bay SW, a beautifully positioned WALK-OUT home tucked away on a quiet cul-de-sac in the prestigious community of Springbank Hill. Offering over 2,500 sq. ft. above grade plus a fully developed walk-out basement, this property stands out with its exceptional setting — BACKING DIRECTLY ONTO PARK/GREEN SPACE AND A PLAYGROUND, and no homes immediately behind. For families, the location is especially attractive, with Springbank Hill currently designated for ERNEST MANNING HIGH SCHOOL, along with convenient access to other highly regarded public and private schools in Calgary's west side. The bright, open main floor is designed for both everyday living and entertaining, featuring a spacious kitchen with granite countertops, a large central island and pantry, generous dining and living areas, and a welcoming family room with a gas fireplace. Large windows bring in abundant natural light while capturing the beautiful park setting beyond. Upstairs, a dramatic VAULTED BONUS ROOM provides an impressive second living space. The spacious primary retreat features large windows with beautiful views, a walk-in closet and a luxurious 5-piece ensuite. Two additional bedrooms, another full bathroom and convenient upper-floor laundry complete the level. The FULLY DEVELOPED WALK-OUT BASEMENT adds exceptional versatility with a fourth bedroom, full bathroom, private office, family and recreation areas, wet bar, extensive built-in cabinetry and a TEMPERATURE-CONTROLLED WINE ROOM. Heated flooring in select lower-level areas adds another layer of comfort. Step directly from the walk-out level into the landscaped and fenced backyard, where the park, playground and open green space become a natural extension of your property — an outstanding setting for families,

entertaining and enjoying Calgary's west-side lifestyle. Additional features include CENTRAL AIR CONDITIONING, water filtration and softener systems, two gas fireplaces, and a PROFESSIONALLY INSTALLED RADON MITIGATION SYSTEM for added peace of mind. A rare combination of LOCATION, VIEWS, GREEN SPACE, WALK-OUT LIVING and FAMILY-FRIENDLY AMENITIES in one of Calgary's most desirable west-side communities. This is a home where the setting is just as impressive as the home itself.