



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

213 Cortina Bay SW
Calgary, Alberta

MLS # A2343762



\$1,335,000

Division:	Springbank Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,444 sq.ft.	Age:	2008 (18 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Heated Garage, Oversized		
Lot Size:	0.14 Acre		
Lot Feat:	Cul-De-Sac, Pie Shaped Lot, Underground Sprinklers		

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

Features: Breakfast Bar, Central Vacuum, Double Vanity, High Ceilings, No Smoking Home, Quartz Counters, Smart Home, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

Inclusions: 2nd dishwasher, 2nd wine refrigerator, Garage heater, Garden shed x3

An EXCEPTIONAL LOCATION in Montreux, a 5940 sq ft pie-shaped lot, at the back of a cul de sac, BURIED IN TREES & PRIVATE & QUIET! This home has enjoyed an extensive list of upgrades and renovations with an attention to detail you will love. Highlights include: 9 ft ceilings on all 3 levels, 8 ft doors and a dramatic 18 ft cathedral ceiling in the great room, with a wall of windows (automated window coverings!) to capture the volume of trees out back & PEACEFUL! Wideplank white oak hardwoods through the main and upper levels, quartz countertops throughout, Insteon home automation, designer lighting and window coverings & this home has it all. On the main, the gourmet kitchen is the dream… full-height, solid oak Huntwood cabinetry, under mount lighting, quartz countertops, an over-sized island/breakfast bar and a professional series appliance package including a gas stove & FANTASTIC! Adjacent the kitchen is the Butler's Pantry/Coffee Bar & NICE! The main level also enjoys a large dining space, overlooking the rear yard and a private den/home office at the entrance. Leading upstairs, the primary retreat overlooks the gardens in back and features a 5pc en suite with skylight, quartz countertops, double vanity and a large soaker tub and separate, seamless glass shower… and large walk-in closet. The two additional beds up are well-sized and share a 4pc bath, also with quartz countertops. The Bonus Room up sits under a 11ft ceiling with a b/i home entertainment center and a wall of windows & WARM & BRIGHT! The lower level has been finished to entertain, an intimate night with family or game night with friends. Highlights here include in-floor heat, a 144 inch b/i screen with projector and Pioneer 7.2 DTS surround sound, a 500 bottle temp controlled wine cellar and wet

bar… plus a 4th bed and full bath for your overnight guests. The rear yard is the charm… a wide, pie-shaped lot, professionally landscaped, BURIED IN TREES, featuring an expansive rear deck and an artisanal wood-fired pizza oven… summers will be spent here. Additional highlights include central A/C, irrigation and an over-sized, HEATED GARAGE….all of this in Montreux… steps to Aspen Landing and all the Westside has to offer.