



GRASSROOTS
REALTY GROUP

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234 Fortress Bay SW
Calgary, Alberta

MLS # A2345465



\$3,350,000

Division:	Springbank Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	4,778 sq.ft.	Age:	2017 (9 yrs old)
Beds:	5	Baths:	4 full / 2 half
Garage:	Additional Parking, Aggregate, Garage Door Opener, Heated Garage, Insulated		
Lot Size:	0.23 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Environmental Reserve		

Heating:	High Efficiency, In Floor, Forced Air, Natural Gas, Radiant	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Central Vacuum, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Storage, Tankless Hot Water, Walk-In Closet(s), Wet Bar, Wired for Sound		
Inclusions:	TV and TV wall mount in Living Room, Garage Cabinets, Shed		

This exceptional home combines sophisticated living, high end finishes, impressive entertaining space and a remarkable connection to nature. With over 7000 Sq Ft of living space, it provides the versatility of a family home with the elegance of a private luxury retreat. Soaring 10' ceilings makes the space feel open while maintaining a warm feel. The kitchen is impressive with beautiful granite countertops, custom soft-close cabinetry and a professional appliance package featuring Wolf cooktop, Wolf convection and steam wall oven, Sub-Zero refrigeration and Miele Designer Series dishwasher. Multiple access points extend the living space outdoors to an expansive wraparound balcony, creating a seamless transition between the interior and exterior. Upstairs, 9' ceilings continue the homes impressive style. The primary bedroom is a sanctuary overlooking the ravine, complemented by a luxurious ensuite with a stand-alone soaking tub, custom rain shower, programmable heated flooring and a beautifully customized walk-in closet. Secondary bedrooms feature walk-in closets and a Jack and Jill bathroom. The spacious bonus room has its own private ensuite and custom built-ins and could easily function as a fourth bedroom. The fully developed walkout basement is equally impressive, with 9' ceilings, in-floor heating and floor to ceiling windows that bring the surrounding landscape directly into the living space. Two additional bedrooms, a full bathroom, large recreation area and media room provide tremendous flexibility for family, guests and entertaining. The substantial outdoor living space backing directly onto a nature reserve provides a degree of privacy and tranquility. An outdoor fireplace, professional landscaping, gemstone lights and in-ground irrigation create a versatile space for relaxation and entertainment. The garage features three car tandem

parking with potential room for a fourth, high ceilings, insulation and epoxy-coated heated flooring. With 5 bedrooms, 6 bathrooms, extensive customization, high end finishing and built-in audio/media, this is a residence where luxury is not just expressed through size, but through thoughtful design and exceptional functionality.