



GRASSROOTS
REALTY GROUP

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206 Fortress Manor SW
Calgary, Alberta

MLS # A2345598



\$2,398,888

Division:	Springbank Hill		
Type:	Residential/House		
Style:	Bungalow		
Size:	3,159 sq.ft.	Age:	2003 (23 yrs old)
Beds:	4	Baths:	3 full / 3 half
Garage:	Driveway, Garage Faces Side, Heated Garage, Insulated, Oversized, Quad o		
Lot Size:	0.32 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Environmental Reser		

Heating:	Boiler, In Floor, Natural Gas, Radiant	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Shingle, Tile	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Bookcases, Closet Organizers, Double Vanity, Kitchen Island, Quartz Counters, Vaulted Ceiling(s)		

Inclusions: None

Nestled in an exclusive enclave backing west onto a breathtaking treed ravine, this executive bungalow combines architectural elegance with nature views. The open-concept main level features dramatic vaulted ceilings and oversized windows, flooding the home with natural light. At the heart of the home, the chef's kitchen boasts timeless cabinetry, quartz countertops, stainless steel appliances, and a massive central island with built-in storage. Step into the main-floor primary retreat, where serene ravine views pair with a luxurious 5-piece ensuite bath. The main floor also includes a private den, plus a second spacious bedroom complete with its own 4-piece ensuite. Above, a versatile loft serves as an ideal private retreat or entertaining area, featuring sweeping views and a convenient 2-piece powder room. The fully finished lower level offers an expansive recreation room and custom bar, framed by a wall of windows that opens directly to a covered patio and a huge, west-facing backyard. Entertainment and wellness options abound with a dedicated home theatre, home gym, two additional spacious bedrooms, and a 3-piece bath. An attached oversized garage provides room for up to four vehicles or recreational toys. Situated on a prime lot with a ravine in your backyard and a neighborhood park just up the street, this estate offers unmatched luxury, privacy, and scenic west-facing sunsets.