

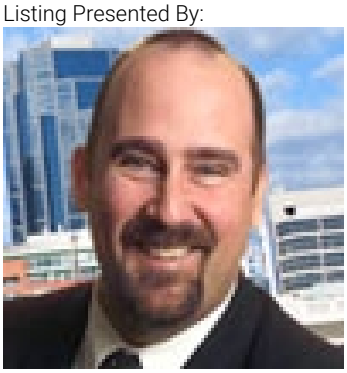
105 cortina Bay Calgary Alberta

$1,180,000

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, ...

4pc Bathroom 4.92 Ft x 7.83 Ft
Bedroom 11.33 Ft x 14.92 Ft
Office 12.50 Ft x 12.58 Ft
Recreational, Games room 27.83 Ft x 17.08 Ft
Furnace 10.67 Ft x 15.17 Ft
Living room 15.67 Ft x 16.75 Ft
Other 9.50 Ft x 8.58 Ft
4pc Bathroom 9.08 Ft x 5.00 Ft
5pc Bathroom 14.58 Ft x 9.00 Ft
Bedroom 12.25 Ft x 11.08 Ft

Listing Presented By:



Originally Listed by:
TREC The Real Estate Company

RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca

2pc Bathroom 5.00 Ft x 5.00 Ft

Breakfast 13.00 Ft x 9.50 Ft

Dining room 11.08 Ft x 10.08 Ft

Foyer 11.33 Ft x 5.33 Ft

Kitchen 13.42 Ft x 15.75 Ft

Bedroom 11.92 Ft x 10.50 Ft

Family room 18.08 Ft x 19.67 Ft

Laundry room 7.50 Ft x 5.67 Ft

Primary Bedroom 16.67 Ft x 17.08 Ft