



# 121 Cortina Bay Calgary Alberta

\$1,050,000

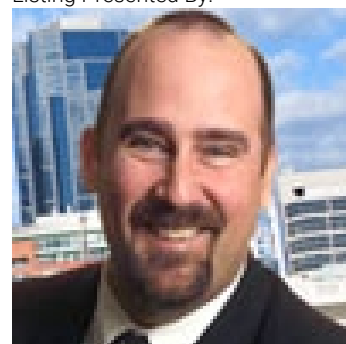
WALK-OUT BASEMENT, BACK TO TRAIL, SE FACING BACKYARD, WRAP-AROUND BALCONY TOWARDS UNOBSTRUCTED MOUNTAIN VIEW, CUL-DE-SAC, TOP SELECTION FOR PRIVATE & PUBLIC SCHOOLS, 5 BEDROOMS, ALMOST 3000 SQFT DEVELOPED SPACE, 2 FIREPLACES..... You do not normally see all above for one property but it is only part of what this house can offer you! Welcome to your Exquisite Sanctuary in Springbank Hill! Tucked away in a tranquil CUL-DE-SAC, this remarkable residence boasts a coveted SCHOOL BUS STOP right at your doorstep! Immerse yourself in the prestigious Springbank Hill community, where breathtaking natural beauty harmonizes with unparalleled convenience, and exceptional Public & Private Schools are mere moments away. As you step into the MAIN FLOOR, you'll be greeted by a generously proportioned OFFICE, perfect for remote work or focused study. The updated GOURMET KITCHEN, adorned with STAINLESS STEEL APPLIANCES, invites you to unleash your culinary creativity. The elegant dining area, enveloped by STUNNING MOUNTAIN VISTAS, basks in an abundance of NATURAL LIGHT from the UNOBSTRUCTED SOUTHEAST exposure. Cozy up in the inviting living space, enhanced by a sophisticated 3-WAY FIREPLACE that gracefully warms both the living and dining areas. Ascend to the 2ND FLOOR, where thoughtful design divides the space into FOUR spacious bedrooms. The opulent primary suite features a luxurious 5-piece ENSUITE with DOUBLE VANITY and an expansive WALK-IN CLOSET, while the additional three bedrooms are equally generous in size, sharing a beautifully appointed 4-piece bathroom. For added comfort, the LAUNDRY ROOM is conveniently situated on this level as well. The versatile WALK-OUT BASEMENT presents endless possibilities, easily convertible into a SEPARATE RENTAL UNIT. This expansive area includes distinct living, dining, play, and study zones, with the 2ND FIREPLACE, complemented by a sizable be...

- 4pc Bathroom 9.42 Ft x 4.92 Ft
- 5pc Bathroom 9.92 Ft x 11.75 Ft
- Bedroom 8.67 Ft x 14.67 Ft
- Bedroom 10.75 Ft x 10.08 Ft

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- Recreational, Games room 23.75 Ft x 15.17 Ft
- Furnace 18.42 Ft x 8.83 Ft
- 2pc Bathroom 5.08 Ft x 5.33 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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Royal LePage Benchmark

### RE/MAX Realty Professionals

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

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

Bedroom 9.00 Ft x 11.58 Ft

Laundry room 9.42 Ft x 6.50 Ft

Primary Bedroom 14.67 Ft x 11.75 Ft

Other 9.50 Ft x 6.17 Ft

4pc Bathroom 5.00 Ft x 8.75 Ft

Dining room 10.92 Ft x 11.08 Ft

Kitchen 13.25 Ft x 15.67 Ft

Living room 18.42 Ft x 15.42 Ft

Other 9.42 Ft x 9.33 Ft

Office 7.92 Ft x 10.92 Ft