



59 Cortina Way Calgary Alberta

\$1,058,000

Click brochure link for more details** A rare opportunity in prestigious Springbank Hill--this move-in ready Montreux home offers elevated living on a sun-filled corner walkout lot with a desirable south-facing backyard. Extensively updated and offering over 3,200 square feet of thoughtfully designed living space, it is steps from scenic walking and biking paths, playgrounds, and minutes from Calgary's top private schools. The sun-filled main level showcases refinished hardwood floors, smooth modern ceilings (popcorn removed throughout the main and upper levels), and a seamless layout designed for both family living and entertaining. The refreshed kitchen features newly sprayed cabinetry, quartz countertops, an updated backsplash, stainless steel sink, and a newer range (2023 with extended warranty), creating a polished space for daily living and hosting. A private main-floor den provides an ideal work-from-home retreat, while the living room is anchored by a redesigned fireplace with a classic brick surround. Significant system upgrades offer peace of mind and modern efficiency, including two new Lennox furnaces (2023), a new hot water tank and boiler (2023), radon mitigation (2023), upgraded roof insulation (2025), professionally sealed doors and windows, Google Nest thermostats, LED lighting throughout, an under-sink water filtration system, and a new LG washer (2025). Upstairs, three generous bedrooms, a full family bathroom, and a spacious bonus room with custom decorative wood screening continue the home's refined character. New wool carpet with premium underlay adds comfort and durability. The primary bedroom serves as a private retreat, offering mountain views, a well-appointed ensuite, and solar-control window film for year-round comfort and efficiency. The fully finished walkout basement adds versatility with two additional bedrooms, a full bathroom, recreat...

- Kitchen 6.92 Ft x 15.50 Ft
- Recreational, Games room 18.67 Ft x 15.50 Ft
- Bedroom 12.33 Ft x 10.00 Ft
- 3pc Bathroom 4.92 Ft x 11.75 Ft
- Bedroom 10.42 Ft x 13.75 Ft
- Laundry room 9.00 Ft x 11.58 Ft

- Kitchen 18.58 Ft x 11.75 Ft
- Dining room 7.00 Ft x 11.92 Ft
- Primary Bedroom 14.75 Ft x 13.83 Ft
- 5pc Bathroom 12.00 Ft x 12.67 Ft
- Bedroom 10.58 Ft x 11.42 Ft
- Bedroom 12.25 Ft x 12.92 Ft

Listing Presented By:



Originally Listed by:
Honestdoor Inc.

<https://www.honestdoor.com/>

RE/MAX Realty Professionals
 #10, 6020 - 1A ST SW , Calgary, AB,
 Phone: 403-259-4141
 darylcarlson@shaw.ca

2pc Bathroom 5.25 Ft x 4.92 Ft

Den 11.25 Ft x 9.58 Ft

Living room 18.58 Ft x 15.25 Ft

Bonus Room 13.25 Ft x 13.67 Ft

4pc Bathroom 4.92 Ft x 9.17 Ft