



THE
A-TEAM

**RE/MAX
FIRST**

132 FORTRESS Bay, Calgary T3H 0T3

MLS®#: **A2121385**

Area: **Springbank Hill**

Listing Date: **04/11/24**

List Price: **\$3,850,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2017**
Lot Information
Lot Sz Ar: **15,177 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **5,299**
Low Sqft:
Ttl Sqft: **5,299**

DOM

38
Layout
Beds: **5 (3 2)**
Baths: **5.5 (5 1)**
Style: **2 Storey**

Parking

Ttl Park: **20**
Garage Sz: **7**

Access:

Lot Feat: **Back Yard,Landscaped,Level**
Park Feat: **Quad or More Attached,Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **BBQ gas line,Lighting,Private Entrance,Private Yard**

Construction: **Stucco**
Flooring: **Carpet,Hardwood,Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Central Air Conditioner,Double Oven,Dryer,Garage Control(s),Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Breakfast Bar,Built-in Features,Central Vacuum,Closet Organizers,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Separate Entrance,Soaking Tub,Storage,Vinyl Windows,Walk-In Closet(s),Wet Bar,Wired for Data,Wired for Sound**

Utilities:

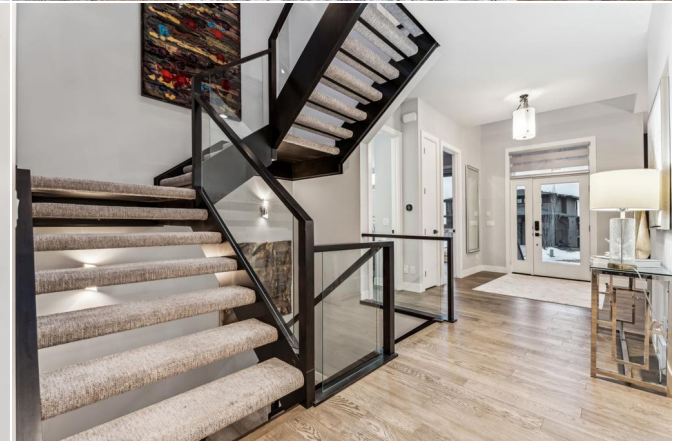
Room Information

Room	Level	Dimensions
Kitchen	Main	20`7" x 14`0"
Living Room	Main	28`7" x 18`0"
Family Room	Main	16`0" x 14`0"
Loft	Upper	30`5" x 23`7"
Bonus Room	Upper	20`2" x 12`2"
Game Room	Lower	15`5" x 14`0"

Room	Level	Dimensions
Dining Room	Main	15`4" x 11`4"
Den	Main	13`6" x 10`5"
Sunroom/Solarium	Main	29`4" x 24`11"
Laundry	Upper	10`5" x 6`5"
Game Room	Lower	21`10" x 16`7"
Bedroom - Primary	Upper	21`11" x 16`2"

Bedroom	Upper	12`11" x 11`5"	Bedroom	Upper	12`11" x 11`5"
Bedroom	Lower	13`3" x 10`0"	Bedroom	Lower	15`3" x 12`1"
2pc Bathroom	Main	5`7" x 5`0"	4pc Ensuite bath	Upper	9`7" x 5`5"
4pc Ensuite bath	Upper	9`7" x 5`7"	3pc Ensuite bath	Upper	11`0" x 5`0"
5pc Ensuite bath	Upper	20`7" x 10`6"	4pc Bathroom	Lower	9`10" x 6`6"
Legal/Tax/Financial					
Title:		Zoning:			
Fee Simple		DC			
Legal Desc:		2010692			
Remarks					
Pub Rmks:		**VIDEO INCLUDED** WELCOME HOME to Timberline Estates! This is an Amazing Executive CUSTOM Contemporary Home with a 7 CAR GARAGE and Mezzanine Level and Features 6700+ sq ft of Living Space. The Open Floor Plan has a the Multitude of Windows which Illuminate the Natural Light. The Luxurious Finishes include an Indoor SWIM SPA, HOT TUB, MEZZANINE Level Above the Garage, 4 Fireplaces, 13 TV's and Electronics, NICE SMART HOME with 4 Cameras, Ecobee System, My-Q and Alarm System, Multi Level High Ceilings, Glass Railings, Designer Lighting and Fixtures + 4 A/C Units! WELCOME your Guests into your Bright Open Foyer Showcasing a Formal Dining Room & Private Den on either side plus a Stunning Staircase with Glass Railing. The Chef Inspired Kitchen with a Massive Island, Custom Cabinetry, SS Appliances including Double Ovens, Gas Cook Top and the convenience of a Butler Pantry w/ a Coffee Station, Bar Fridge + a Walk-in Pantry will make Entertaining a Breeze! The 2nd Dining Area is Perfectly situated between the Kitchen and the Great Room which is Masterfully Designed with a Large Windows, a Fireplace, Built-ins and TV. The Expansive Sun Room is Bright and Airy with 6 Skylights and Features a Swim Spa and Hot Tub with a Secure Key Locked Cover, 2 Sitting Areas, a Fireplace, 2 TVs and enough Space for your Yoga Practice and a Ping Pong or Pool Table. The Main Upper Floor is Well Appointed with your Primary Suite which is the perfect place to Relax & Rejuvenate with a Fireplace, TV and South Facing Deck to Enjoy the Sunshine. The Spa Inspired 5 Piece Ensuite with a Custom Walk in Closet Island is enough room for Two! 2 Add'tl Bedrooms with Ensuites & TVs, a Loft w/a TV + 4th Fireplace & Laundry Room. The Lower Level features 2 more bdrms with TVs, a 4 pc Bath a Wet w/ 2nd Bar Fridge and MW plus 2 Rec Rooms and TV. Perfect for a Workout Area and Family Room. An Entertainer's Dream Step out into your MASSIVE Yard w/ Exposed Aggregate Patio & Enough Room for a BBQ + a Soccer Game. Fully Landscaped with Underground Sprinklers. Your 7 CAR GARAGE can easily be expanded to a 12 CAR GARAGE w/ the addition of more Lifts. Be the Envy of all your Friends with the Mezzanine Level above the Quad Garage which is the Ultimate Man's Cave with a Wet Bar, 3rd Bar Fridge, Dishwasher + Microwave + a 3 pc Bath. Prime location close to Calgary's most prestigious Private Schools including Rundle College, Webber Academy, Calgary Academy, CFIS and Public Schools Griffith Woods, Ernest Manning High School and Guardian Angel. Love the Convenience of all the Amenities at Aspen Landing, Westhills Towne Centre as well as Costco Buffalo Run. Enjoy the outdoors with your choice of Parks, Walking & Biking Trails, Westside Rec Centre, as well as Pinebrook, Elbow Springs, Glencoe & River Spirit Golf Courses. Just minutes to Downtown, 69th St CTrain & Stoney Trail for Easy Access to the anywhere in the City and only 45 min to the Mountains. THIS IS THE HOME YOU HAVE BEEN LOOKING FOR! WELCOME HOME!			
Inclusions:		2nd Built-in Dishwasher, 2 add'tl Dishwashers, 2 Add'tl Microwaves, 2 Add'tl Bar Fridges (total of 3), 13 TV's Brackets and all Electronics, Nice Smart Home System with 4 Cameras, Alarm System (not Monitored), Ecobee System with 4 HVAC Zones, My-Q for Garage Doors, 3 Air Conditioners (total of 4), Car Lift, 3 more Garage Door Openers and Controls. Swim Spa, Hot Tub.			
Property Listed By:		RE/MAX First			

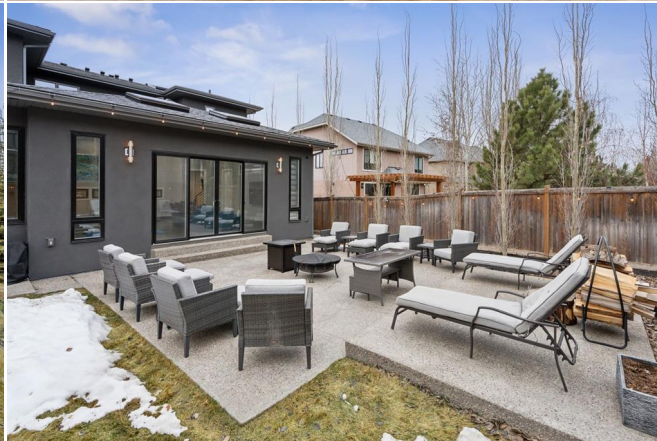
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













132 Fortress Bay SW, 04.03.2024
Main 2,667.75 sq ft/ 247.83 m2
Upper 2,631.63 sq ft/ 244.48 m2
RMS Area 5,299.38 sq ft/ 492.31 m2
Basement 1,458.38 sq ft/ 135.58 m2
Total 6,758.76 sq ft/ 627.89 m2



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