



THE A-TEAM

RE/MAX FIRST

210 FORTRESS Bay, Calgary T3H 4H2

MLS@#: A2137777 Area: Springbank Hill Listing Date: 06/03/24 List Price: \$1,950,000
Status: Active County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Residential Detached
Sub Type: Detached
City/Town: Calgary
Year Built: 2011
Finished Floor Area: 3,618
Lot Sz Ar: 10,010 sqft
Ttl Sqft: 3,618

DOM

117
Layout
Beds: 5 (3 2)
Baths: 5.0 (4 2)
Style: 2 Storey

Access:

Lot Feat: Backs on to Park/Green Space,Front Yard,Rectangular Lot,Sloped Up
Park Feat: Quad or More Attached

Parking

Ttl Park: 8
Garage Sz: 4

Utilities and Features

Roof: Asphalt Shingle
Heating: In Floor,Forced Air,Natural Gas
Sewer:
Ext Feat: Private Yard

Construction: Stone,Wood Frame,Wood Siding
Flooring: Carpet,Hardwood,Tile
Water Source:
Fnd/Bsmt: Poured Concrete

Kitchen Appl: Built-In Oven,Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Stove,Microwave,Range Hood,Refrigerator,Washer,Window Coverings
Int Feat: Beamed Ceilings,Breakfast Bar,Closet Organizers,Double Vanity,French Door,Granite Counters,High Ceilings,Kitchen Island,Pantry,Vaulted Ceiling(s),Walk-In Closet(s),Wet Bar,Wired for Sound

Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Kitchen, Dining Room, Living Room, Family Room, Office, and Game Room with their respective levels and dimensions.

Laundry	Upper	9`1" x 8`8"	Mud Room	Main	14`0" x 7`0"
Furnace/Utility Room	Basement	15`11" x 12`6"	Kitchenette	Basement	12`5" x 8`0"
Covered Porch	Main	23`0" x 5`0"	Bedroom - Primary	Upper	16`0" x 15`10"
Bedroom	Upper	13`2" x 11`8"	Bedroom	Upper	13`2" x 11`10"
Bedroom	Basement	12`7" x 11`1"	Bedroom	Basement	13`7" x 13`6"
2pc Bathroom	Main	8`9" x 4`4"	2pc Bathroom	Upper	5`6" x 5`0"
4pc Bathroom	Basement	8`0" x 6`10"	4pc Ensuite bath	Upper	8`0" x 5`0"
4pc Ensuite bath	Upper	8`0" x 5`0"	6pc Ensuite bath	Upper	15`2" x 10`7"

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **1112756**

Zoning: **R-1S**

Remarks

Pub Rmks: **Welcome to this beautiful residence nestled in Springbank Hill that is perfectly tailored for a growing family. Beyond its stunning curb appeal this home boasts a wealth of amenities designed to enhance every aspect of modern family life. Immediately you're greeted by the grandeur of the foyer, featuring double-height ceilings and gleaming hardwood oak floors. A spacious office provides a dedicated workspace for remote professionals or a perfect environment for children to focus on their studies. Meanwhile, at the heart of the home lies the kitchen, a haven tailored for culinary enthusiasts. Impeccably designed, it boasts a gas cooktop, covered range hood, granite countertops, and a spacious double sink, each element meticulously chosen to blend style with practicality. To elevate the experience further, a bar area, complete with a wine fridge, adds a touch of sophistication and convenience. Formal dining is elevated in the large dining room, where elegant coffered ceilings create an atmosphere of refinement. For more relaxed meals, a dining nook provides a charming setting for family gatherings. The inviting ambiance of the cozy living room provides an idyllic setting for unwinding at the end of the day. Convenience meets luxury in the well-appointed mudroom attached to the oversized garage, where floor-to-ceiling cabinetry offers ample storage for winter gear and outdoor essentials. Upstairs, the loft is a true standout, featuring architectural details such as a large arched window, vaulted ceiling, and a striking stone-faced wall with a fireplace and built-in TV cabinet. The primary bedroom suite is a tranquil retreat, boasting vaulted ceilings, a serene arched window, and a welcoming double-sided fireplace. The ensuite bathroom is equally impressive, with a double vanity, large tub, spacious walk-in steam shower, and built-in shelving. A stunning walk-in closet offers ample storage and easy access to the laundry room. Two additional bedrooms on this level each feature their own ensuites, providing privacy and comfort for all family members. Downstairs, the lower level offers even more space for entertainment. The family room doubles as a home theatre, complete with plush theatre-style seating for movie nights or watching sports. A spacious wet bar, gaming area, and wine room make hosting gatherings a breeze. Two additional bedrooms and a bathroom on this level provide flexibility for guests or older children seeking their own space. Outside, the covered outdoor living space is a true oasis, featuring a pergola, outdoor kitchen, and fireplace. Whether hosting summer barbecues or enjoying cozy evenings by the fire, this space offers the perfect backdrop for making memories with family and friends. With ample yard space for children to play and explore, this home truly offers the best of both indoor and outdoor living.**

Inclusions: **Murphy Bed, Audio/Video Reciever, Projector, Mount & Screen, TV's, TV Wall Mounts (4), Security Camera, Alarm System, Speakers(mounted), Patio Heater, Storage Shed, Steam Shower Unit**

Property Listed By: **RE/MAX House of Real Estate**

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







