



THE
A-TEAM

**RE/MAX
FIRST**

23 CORTINA Villas, Calgary T3H 0W8

MLS®#: **A2141419**

Area: **Springbank Hill**

Listing Date: **06/20/24**

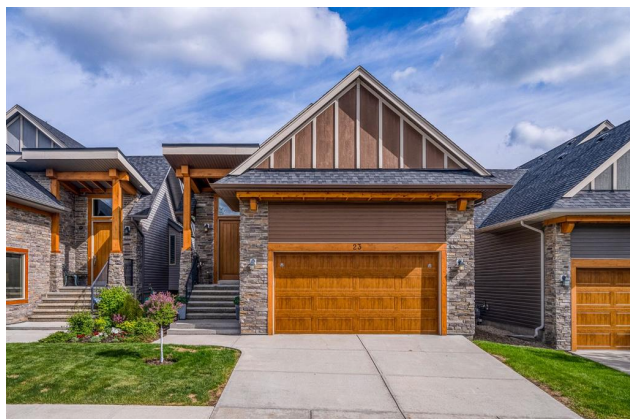
List Price: **\$1,078,000**

Status: **Active**

County: **Calgary**

Change: **-\$50k, 31-Aug**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2012**

Lot Information

Lot Sz Ar: **3,851 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,537**
Low Sqft:
Ttl Sqft: **1,537**

DOM

88
Layout
Beds: **4 (2 2)**
Baths: **2.5 (2 1)**
Style: **Bungalow**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Backs on to Park/Green Space,Garden,Private,Rectangular Lot**
Park Feat: **Double Garage Attached,Driveway,Garage Faces Front**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **None**

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

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Chandelier,Double Vanity,High Ceilings,Kitchen Island,Skylight(s),Soaking Tub,Stone Counters,Vaulted Ceiling(s),Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	10`11" x 8`6"	Dining Room	Main	12`11" x 10`6"
Living Room	Main	15`8" x 14`11"	Laundry	Lower	9`5" x 8`11"
Furnace/Utility Room	Lower	15`2" x 7`1"	Bedroom - Primary	Lower	27`11" x 17`10"
Bedroom	Lower	15`3" x 10`4"	Bedroom	Main	14`11" x 12`11"
Bedroom	Main	11`8" x 10`4"	2pc Bathroom	Main	6`1" x 5`4"
4pc Bathroom	Lower	14`8" x 10`2"	5pc Ensuite bath	Main	17`8" x 8`11"

Legal/Tax/Financial

Condo Fee:
\$454

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **1213122**

Remarks

Pub Rmks: **Welcome to your new executive walk-out bungalow in one of Calgary's most desirable west side communities, Springbank Hill. This rare detached villa home is a unique find among the villa-style homes in the area, some of which are attached. Featuring over 2800 sqft of total living space with 4 bedrooms, 2.5 baths, and a double attached garage, this fully detached walkout bungalow offers unparalleled luxury and privacy. Inside, you'll find impeccable interior design and luxurious finishes throughout. Soaring vaulted ceilings and a custom built-in bench in the foyer, along with gorgeous tile and hardwood flooring, greet you as you enter. The open-concept floor plan allows southern light to flow freely, enhancing the bright and airy ambiance. The kitchen is a chef's dream with built-in appliances, coffee garage with rough in for coffee machine, a large island, and a beautiful tile backsplash. It opens to the dining room and living room, making it perfect for entertaining. The living room features a serene view of the backyard, a stunning chandelier, and a cozy gas fireplace. Step onto the rear deck to enjoy your morning coffee while overlooking the greenbelt. The main level includes two bedrooms. The large guest bedroom can also serve as a home office, while the primary suite offers relaxation with greenbelt views, a walk-in closet, and a luxurious 5-piece ensuite featuring a soaking tub, glass-enclosed shower, and double vanities. The lower level boasts an additional bedroom and laundry room (secondary laundry hookup available on main floor). A unique feature of this home is the second primary bedroom with a sitting area, chandeliers, and garden views. The 4-piece bath includes a built-in vanity, large walk-in shower, beautiful tile work, and a separate water closet. There's also a flex space currently used as a closet. The well-maintained backyard features lush gardens and a private patio with irrigation for the rose garden. Close to all the amenities the west side offers and just 45 minutes from the mountains, this rare detached villa home in Springbank Hill is a must-see. Book your private tour today.**

Inclusions: **N/A**
Property Listed By: **Century 21 Bamber Realty LTD.**

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

