



THE
A-TEAM

**RE/MAX
FIRST**

132 FORTRESS Bay, Calgary T3H 0T3

MLS®#: **A2160119** Area: **Springbank Hill** Listing **08/23/24** List Price: **\$3,100,000**
 Status: **Pending** County: **Calgary** Change: **-\$300k, 13-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2017**
Lot Information
 Lot Sz Ar: **15,188 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **5,347**
 Low Sqft:
 Ttl Sqft: **5,347**

DOM

27
Layout
 Beds: **5 (3 2)**
 Baths: **5.5 (5 1)**
 Style: **2 Storey**

Parking

Ttl Park: **12**
 Garage Sz: **6**

Access:

Lot Feat: **Back Yard,Cul-De-Sac,Landscaped**
 Park Feat: **Concrete Driveway,Driveway,Heated Garage,Insulated,Oversized,Quad or More Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **High Efficiency,In Floor,Natural Gas**
 Sewer:
 Ext Feat: **BBQ gas line,Boat Slip,Lighting,Private Yard**

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

Kitchen Appl: **Bar Fridge,Central Air Conditioner,Convection Oven,Dishwasher,Dryer,Gas Cooktop,Microwave,Oven-Built-In,Washer,Water Softener,Window Coverings,Wine Refrigerator**
 Int Feat: **Bar,Central Vacuum,Chandelier,Closet Organizers,Double Vanity,High Ceilings,Low Flow Plumbing Fixtures,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Skylight(s),Wet Bar**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Den	Main	13`6" x 10`5"	Dining Room	Main	15`4" x 11`5"
Kitchen	Main	20`7" x 14`1"	Breakfast Nook	Main	16`6" x 12`0"
Great Room	Main	17`11" x 16`6"	Other	Main	14`1" x 16`0"
Sunroom/Solarium	Main	18`6" x 24`11"	Game Room	Upper	15`4" x 21`7"
Bedroom - Primary	Upper	16`3" x 21`11"	Family Room	Upper	12`3" x 20`2"

Bedroom Upper 12`11" x 11`5"
Media Room Lower 16`7" x 16`7"
Bedroom Lower 10`0" x 12`7"
2pc Bathroom Main
3pc Ensuite bath Upper
6pc Ensuite bath Upper

Bedroom Upper 12`11" x 11`5"
Exercise Room Lower 15`5" x 14`0"
Bedroom Lower 12`1" x 15`3"
3pc Bathroom Upper
4pc Ensuite bath Upper
4pc Bathroom Lower

Legal/Tax/Financial

Title: Zoning:
Fee Simple DC
 Legal Desc: 2010692

Remarks

Pub Rmks: **UNDER CONTRACT. A striking architectural design coupled with a fabulous cul-de-sac location makes for a fabulous modern family five-bedroom home in Springbank Hill. The size of this spectacular yard is massive, 133 feet wide by 102 feet deep (.35 Acres) allowing for two triple garages on each side of the home, one for every day use and the West garage as the "showcase" dream garage. The backyard has an expansive lawn area, is fully fenced and is perfect for family and friends entertaining. Watch the kids play or throw the ball to your dog in your own backyard paradise. With over 6800 developed luxury square feet, this special family home boasts two triple-car garages, one toy garage with a "man cave" space above the garage and one everyday family garage, a sunroom flex space opening onto the backyard "outdoor living room" with a SwimSpa and hot tub, and incredible entertaining spaces. As you ascend the solid concrete stairs to the front entry, you are immediately taken aback by the contemporary and cutting-edge interior design, high ceiling heights, plank hardwood flooring and beautiful lighting. The designer kitchen is absolutely stunning with white lacquered cabinetry, tiger-wood styled accent cabinetry, quartz countertops and an artistic glass-tiled backsplash in a hexagonal pattern. A fabulous butler's pantry leads to the formal dining area and a main floor den is separate from the rest of the home for private home office work. The gallery living room area is open to the kitchen and informal dining space and has an 11' ceiling height, windows surrounding the TV and cozy central fireplace, stone accents and massive wall space for special art pieces. The upper level has an open loft family room, a gigantic laundry room and two children's bedrooms, each with their own ensuite. Step into your "six diamond hotel" primary suite that features its own sitting area and fireplace for relaxation before retiring to bed. The adjoining ensuite has a unique design with a freestanding bathtub, frameless glass shower, tiger-wood style double vanity and a beautiful dressing room. Thoughtful window placement throughout the home and garage allows for streams of natural light throughout the day. The "open-to-above" staircase to the lower-level features an excellent art wall leading to the lower-level recreation area. The contemporary lower-level bar area has an island with a raised counter, and features another family/recreation room, area for a games table, two more bedrooms and a full bathroom. The "toy" garage is outstanding showcasing every feature imaginable. High windows above the garage doors bring in natural light and the high ceilings allow for car lifts. This is an incredible home in a fabulous location with access to walking paths, easy access to schools, and is within 20 minutes to downtown.**
 Inclusions: **Gas cooktop, TV brackets and all attached televisions and electronics, additional dishwashers in bar areas, additional microwaves, Smart Home system with four cameras, alarm system (not monitored), Ecobee system with four HVAC zones, Car lift, Garage Openers, Swim Spa with Hot Tub**
 Property Listed By: **Coldwell Banker Mountain Central**

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











