



GRASSROOTS
REALTY GROUP

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86 Cortina Way SW
Calgary, Alberta

MLS # A2221193



\$969,000

Division:	Springbank Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,138 sq.ft.	Age:	2008 (17 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Garden, Landscaped, Many Trees, Rectangular Lot		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Double Vanity, Open Floorplan, Primary Downstairs, Quartz Counters, Vaulted Ceiling(s)		

Inclusions: n/a

Open House: 1-3pm, Saturday May 24. Tucked away on a quiet cul-de-sac, this beautifully maintained 2-storey home offers over 3,000 sq. ft. of stylish living space designed for modern family life. Step into a welcoming main floor featuring rich hardwood floors, neutral tones, and a cozy front den—perfect for a home office or study. The show-stopping living room impresses with soaring vaulted ceilings, a gas fireplace, and large windows that flood the space with natural light. The open-concept kitchen is a chef’s dream with quartz countertops, black appliances, a large island with breakfast bar, corner pantry, and a bright dining nook with access to the backyard. Upstairs, unwind in your spacious primary suite complete with a luxurious 5-piece ensuite featuring double sinks, quartz vanity, corner soaker tub, and a walk-in closet. Two additional bedrooms, a full bath, and a flexible loft area complete the upper level. The professionally finished basement offers a large rec room, hobby or workout space, a generous 4th bedroom, and a 4-piece bathroom with modern finishes and ample storage. Enjoy summer evenings in the fully fenced backyard featuring a large deck for BBQs, a fire pit, and space to garden or relax. Additional highlights include a 2-piece powder room, main floor laundry, and an attached double garage. Ideally located just steps from walking trails, a scenic ravine, top-rated schools, shopping, dining, and public transit—this home truly has it all. A must-see for buyers seeking space, style, and a family-friendly neighborhood!