



GRASSROOTS
REALTY GROUP

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105 Tremblant Place SW
Calgary, Alberta

MLS # A2241206



\$924,900

| | | | |
|------------------|---|---------------|-------------------|
| Division: | Springbank Hill | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,010 sq.ft. | Age: | 2006 (19 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.10 Acre | | |
| Lot Feat: | Back Yard, Cul-De-Sac, Front Yard, Interior Lot, Landscaped, Many Trees, Pr | | |

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|--------------------|---|-------------------|-----------------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full, Unfinished | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | DC (pre 1P2007) |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | French Door, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s) | | |
| Inclusions: | N/A | | |

****Open House Saturday July 19 1:30-4:30pm and Sunday July 20 2-4pm**** Discover your forever home in the sought after community of Springbank Hill. Nestled in a peaceful cul-de-sac and backing a lush grove of trees, this home is ideally located steps away from a serene walking/bike path and playground. Step inside to find a main-floor home office framed by French doors, ideal for remote work days or homework sessions. As you move further into the space, you'll be impressed with the abundance of natural light and thoughtful design. The great room is sure to impress with a striking floor-to-ceiling stone feature wall, gas fireplace, and granite shelving, creating an inviting backdrop for family gatherings. The gourmet kitchen is a chef's dream: oversized island, rich dark maple cabinetry, granite counters, custom limestone backsplash, stainless appliances, and a wine fridge in the dining nook. The perfect combination of beauty and function! Slide open the French doors to your two-tiered composite deck overlooking mature trees for year-round privacy. Entertain with ease, enjoy morning coffee, or let the kids explore nature just steps from your back door. Retreat upstairs to the large bonus room with vaulted ceiling and another stone accent wall tying it in with the main level. Ideal for movie nights, playtime, or a hobby area. The spacious primary bedroom suite features a walk-in closet and spa-like ensuite: dual-sink granite vanity, tumbled limestone floors, corner tub, and separate shower. Practical comforts include a 2-car attached garage with durable polyaspartic flooring, central air conditioning, water softener, newer appliances, and central A/C. All this in a family-oriented community with top-tier schools (Webber Academy, Calgary Academy, Rundle College), green spaces, and shopping nearby at Aspen Landing, West 85th, and West Hills. Quick access to

the 69 Street LRT makes commuting downtown a breeze. Plus, you're only a stone's throw away from Canada Olympic Park and WinSport. This is the rare combination of stunning style, daily convenience, and nature at your doorstep, perfectly suited for growing families or professional couples preparing for the future. Welcome home!