



GRASSROOTS
REALTY GROUP

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311 Tremblant Heights SW
Calgary, Alberta

MLS # A2258268



\$1,350,000

Division:	Springbank Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,766 sq.ft.	Age:	2016 (9 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Enclosed, Front Drive, Garage		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Landscaped, Lawn, Level, Low Maintena		

Heating:	Central, Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Separate Entrance, Smart Home, Soaking Tub, Stone Counters, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar

Inclusions: Electric Garage Heater, Dishwasher (Basement Kitchenette/Wet Bar), Shed, All TV Mounts & Brackets, Custom Cabinetry in Primary Bedroom, Smart Home Tech Package

Immaculate Estate Home in Prestigious Springbank Hill, SW Calgary! Situated on a quiet, sought-after cul-de-sac, this opulent residence boasts over 3,800 sq ft of luxurious living space. With four bedrooms upstairs, a main floor den, a fifth bedroom in the fully developed basement, and four bathrooms, this home is perfectly suited for families of all sizes! The main level showcases a grand foyer with soaring 18' high ceilings, a chef inspired kitchen with quartz countertops, top-of-the-line stainless steel appliances, and corner pantry, a sun-drenched dining room, large living room with a tile surround gas fireplace, a powder room, and mudroom that leads to the heated double attached garage. The upper level features a magnificent primary bedroom with a five piece spa-inspired ensuite with soaker tub, walk-in shower, dual sinks, and private water closet, custom built-in California Closets, and walk-in closet. Three additional bedrooms, a full bathroom, designated office space with built-in desk, and laundry room complete the upper level. The fully finished basement offers a stylish kitchenette/wet bar (with a sink, dishwasher, and wine fridge), recreation room with electric fireplace, home gym, children's playroom, guest bedroom, and a full bathroom with heated floors and walk-in shower. Outside in the private, fully fenced, east-facing backyard you will find a spacious composite deck (with frosted glass privacy walls, glass/aluminum railings, and gas BBQ hookup), concrete patio and walkways, a garden shed, and meticulous landscaping. Other noteworthy features here include durable Hardie Board siding, a 200AMP electrical panel, dual furnaces, dimmable LED lighting, a smart home tech package, and fresh paint throughout. This property is close to top rated schools, shopping, restaurants, transit, and countless other amenities. Don't miss this rare

opportunity in one of Calgary’s most desirable communities, book your private showing today!