



**GRASSROOTS**  
REALTY GROUP

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**15 Cortina Villas SW**  
**Calgary, Alberta**

**MLS # A2286681**



**\$1,195,000**

<b>Division:</b>	Springbank Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,532 sq.ft.	<b>Age:</b>	2012 (14 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 454
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Skylight(s), Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** Basement Bedroom and Gym wall mounted TV, Media Unit, 2nd Dishwasher

Backing onto a treed green space in Montreux and just moments from Aspen Landing, this stunning detached bungalow villa offers a rare blend of privacy, elegance, and effortless living. Part of an exclusive 30-unit bareland condominium enclave, this Trico-built home showcases quality craftsmanship and thoughtful design, with exceptional summer privacy thanks to its lush natural backdrop. Designed for both everyday comfort and refined entertaining, the main level features vaulted ceilings and a large skylight over the kitchen that fills the home with natural light, refreshed hardwood flooring, upgraded lighting throughout, and elevated finishes at every turn. The chef-inspired kitchen has been beautifully updated with new quartz countertops, a new Blanco sink, premium appliances including an induction cooktop, and seamless flow into the open living and dining areas. The main floor includes a spacious primary retreat with a luxurious 5-piece ensuite featuring a soaker tub and oversized shower, along with a second bedroom or den offering flexibility for guests or a private workspace. The mudroom is enhanced with Denca customized cabinetry, offering both style and exceptional everyday functionality. Just off the living space, a partially covered rear deck with durable Duradek surface and stairs to the backyard creates an ideal setting for outdoor living. The fully developed lower level expands the home with a generous recreation and media room centred around an electric fireplace with heater, creating a warm and inviting space to relax or entertain. The custom bar area is thoughtfully designed with a second dishwasher, wine fridge, and bar sink &mdash; perfect for hosting. Electric heated floors add comfort to the basement bathroom, laundry room, and bar area, while two additional bedrooms and a full bathroom provide excellent guest or family

space. The large laundry room offers abundant storage along with a convenient laundry sink. Additional highlights include a custom-finished garage with epoxy flooring, extensive hanging storage, and a convenient hot water tap. With exterior maintenance, landscaping, and snow removal included, this residence offers a rare balance of lock-and-leave ease and elevated design — a timeless bungalow villa defined by quality craftsmanship and understated sophistication.